



SOUTHOLD TOWN COMPREHENSIVE PLAN

Volume 1 of 2 • July 2019



SOUTHOLD COMPREHENSIVE PLAN EXECUTIVE SUMMARY

Introduction

This Comprehensive Plan is the official public document to be used to guide the development of our community. In New York State, the comprehensive plan provides the basis for the zoning and other land use regulations found in the Town Code. Southold Town's Comprehensive Plan has recently undergone an update, culminating with the publishing of this plan in 2019. The newly revised Comprehensive Plan is designed to shape future updates to the Town Code and policy decisions regarding the appropriate use of the Town's resources.

Essential to this Comprehensive Plan is its Vision Statement, which represents the desires and aspirations of the Town's residents and forms the framework that guides the entire process. It is the collective product of town stakeholders and underpins the Comprehensive Plan. The vision recognizes the Town's cherished assets—including its pastoral landscapes, expansive natural resources, and small-town quality of life—and mandates a future that preserves them. The entire text of the Town's Vision Statement can be found in Chapter 1, "Vision Statement & Introduction."

Adoption of the Plan by the Town Board

The Southold Town Board proposes to adopt the Southold Town Comprehensive Plan to use as a guide for the future management of the Town's expected growth and for encouraging economic activity suitable to the Town's character.

History and Description of the Plan

Since completion of the first comprehensive plan in the late 1970s, there have been many additional plans and studies, and the Town Board has implemented many of their recommendations. Some of the more comprehensive planning efforts include the Southold Town Stewardship Task Force Final Report in 1994, the Blue Ribbon Commission for a Rural Southold of 2002, the Comprehensive Implementation Strategy of 2003, the Local Waterfront Revitalization Program (LWRP) completed in 2004, and the work undertaken to produce the 2007–08 Hamlet Stakeholder Initiatives. These plans were all worthwhile efforts and provided an important focus for certain issues, but none was broad enough in scope to be considered a comprehensive plan on its own.

The vision and goals of these past plans, studies, and reports are carried forward into this Comprehensive Plan, which was written in collaboration with the residents and other stakeholders through an unprecedented number of public input meetings. Major goals identified include retaining the rural character that residents and visitors value and ensuring that farming continues as a major aspect of the Town. Issues currently facing the Town, e.g., development pressure; traffic congestion; limited housing supply for workers; and the need to preserve resources of natural and historic significance.

The plan includes the following chapters:

- 1 Vision Statement & Introduction
- 2 Demographics
- 3 Land Use & Zoning
- 4 Transportation & Infrastructure
- 5 Community Character
- 6 Natural Resources & Environment
- 7 Economic Development
- 8 Housing
- 9 Agriculture
- 10 Land Preservation
- 11 Human Services
- 12 Natural Hazards
- 13 Parks & Recreation

This Comprehensive Plan consolidates the Town's goals into one place, making them easier to find. This document provides detailed objectives for accomplishing the goals and assigns responsibility for the objectives to ensure they can be implemented.

Implementation and Updating of the Plan

The Town Board will prioritize the goals and pursue implementation of this plan.

As a living document, this Comprehensive Plan will be updated as needed by changing or revising individual chapters or individual goals. Continuous updating of smaller portions at any one time will ensure the document stays relevant over time, and make it unnecessary to attempt an update of the entire plan all at once.

Some chapters of the plan have associated appendices that contain further insight into how the goals and objectives of the plan were formulated.

Southold Town: Defining Features

Southold Town is geographically distinctive, a long and narrow peninsula located in southeastern New York State, in the area known as the North Fork of Long Island. Its mainland averages three miles in width in the western portion of the Town, and narrows considerably on the eastern end. The entire Town, including its islands, is 54 square miles in size, with 163 linear miles

of coastline. The Town is composed of 10 hamlets—Cutchogue, East Marion, Fishers Island, Greenport West, Laurel, Mattituck, New Suffolk, Orient, Peconic, and Southold—and numerous islands, the largest of which are Fishers Island, Plum Island, and Robins Island. Each hamlet boasts its own distinctive character; however, overall they are more similar than different and share common elements.

2 Demographics

This chapter provides the metrics and sources that underpin the predictions and recommendations of the goals and objectives throughout this plan.

3 Land Use & Zoning

This chapter sets the tone for the rest of the chapters and details the primary concerns of the Town's residents, including the desire to preserve as much farmland and open space as possible and the wish to retain its small-town feel, which can in large part be determined and maintained through land use patterns and zoning. The chapter provides an overview of current land use and zoning and presents broad goals for future land use and zoning to achieve the vision in this plan. In addition, a discussion of how future development would be possible under the current regulations, also called a "buildout analysis," is presented, and the development trends affecting the Town are discussed.

The first three Town-wide goals (1 through 3) relate to the updating of the Town Code and the Town Zoning and enforcing of the Town Code. They are intended to encourage a major revision to the Town Code to improve its clarity, and ensure that zoning is appropriately located, consistent with other goals of the plan, and will protect quality of life for residents and visitors. Goals 4 through 13 are broad; each concept receives one chapter devoted to it in this plan. These 10 goals are:

- Improve traffic congestion and safety and ensure infrastructure supports the residents and businesses of the Town.
- Protect the character of the Town.
- Protect and enhance the natural resources and environment of the Town.
- Economic prosperity.

- Enable the creation of attainable homes.
- Retain and advance the business of agriculture.
- Continue to preserve farmland and open space.
- Continue to provide quality human services.
- Prepare the Town for natural hazards.
- Continue to provide quality parks and recreation opportunities in the Town.

Finally, each hamlet receives an individual summary of its land use and zoning and a treatment of its particular goals and objectives. Included in the hamlet-specific discussions are the long-term goals identified in the 2007–08 Hamlet Stakeholder Initiatives, as well as current issues identified by the public over the course of the many meetings that have been held for this plan. The separate review of each hamlet shows that there are similarities to be found among all the hamlets, but that each has its own individual character. The unique nature of each hamlet must be considered in future zoning and land use decisions.

4 Transportation & Infrastructure

This chapter provides an inventory and assessment of existing transportation systems and infrastructure, and an assessment of the future transportation needs and opportunities. The first topics discussed are planned/expected changes such as currently proposed transportation improvement projects and previously recommended traffic calming improvements, and the continuation of current trends like tourist-season-related traffic congestion, annual traffic growth, truck traffic growth due to increased delivery demand, and the proliferation of ride-sharing travel using smartphone apps. Next, the additional traffic growth that could materialize should the buildout of available parcels within the Town be developed under existing zoning is addressed.

The main transportation goals are as follows:

- Reduce the traffic congestion experienced during the peak tourist season.
- Reduce future traffic congestion expected due to future development.
- Increase pedestrian, cyclist, and traffic safety.
- Expand bicycle network for enjoyment, health benefits, reducing congestion, and increasing road safety.
- Monitor management of aviation traffic and

airport expansion.

- Improve curbside management practices.
- Manage the effects of ferry ridership on traffic.

The infrastructure portion of the chapter provides utility infrastructure assessments for communications, stormwater, sanitary sewer, water, electricity, and natural gas. The goals for infrastructure address improving existing conditions, and how best to tackle future conditions in light of predicted growth.

5 Community Character

The goals and objectives contained in this chapter reflect stakeholder desires to shape the future of their home in a way that retains the community character of Southold Town and its hamlets. The three Town-wide goal areas are scenic resources, cultural resources, and natural heritage.

- For scenic resources, the goal is to preserve and maintain them through the enhancement of design standards and innovative site planning, preventing development sprawl and strengthening hamlet centers and residential neighborhoods.
- For cultural resources, including historic, architectural, and archaeological resources, goals include such objectives as identifying, documenting, and mapping the Town's historic resources; managing and preserving these resources; finding compatible use/reuse/ integration of such resources in future planning efforts; and promoting heritage tourism and public art, crafts, and cultural entertainment in the hamlet centers.
- For natural heritage, the goal is a focus on elevating and preserving the Town's natural heritage and the people who interact with them; protections for ecological quality, town beaches and soils, aquifers, and air quality.

Each hamlet is represented with long-term Hamlet Stakeholder recommendations as they relate to community character and which stem from the work of the Hamlet Stakeholders' Hamlet Study Implementation Panel.

6 Natural Resources & Environment

Southold Town's ecological areas are among its most valuable assets. The Town's waters and lands are protected by numerous planning documents, multi-agency regulations, and designations that recognize the quality of the areas and provide management

strategies. In the future, management strategies will focus on protection, adaptation, and sustainability.

The “Water Resources” and “Land Resources” sections each has its own set of goals and objectives gathered from a series of planning initiatives, plans, studies, reports, and public input sessions conducted over the last 20 years.

- Main goals for water resources: a focus on conservation and protection of water, which includes water quantity and groundwater and surface water quality, watershed management, and freshwater and marine habitats.
- Main goals for land resources: involve the protection of soils, geologic features, upland habitats and trees, and fish and wildlife resources; monitoring and control of nuisance and invasive species; adaptation to climate change and sea level rise; conservation of energy; protection and improvement of air quality; and continuing to manage solid and hazardous waste.

An integral element of the management approach must include the implementation of an educational campaign to increase awareness.

7 Economic Development

This chapter addresses economic development that is appropriate for Southold. The following goals and objectives for the Town are based on extensive community input and consideration of its history, previous economic data collection efforts and development initiatives, changing demographics and the socio-economic status of residents, an inventory of its businesses, and other factors that affect its economy.

The five principal goals put forward are as follows:

- Encourage new and facilitate the growth of existing business sectors—including agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based, and the maritime-related industry—that pursue stable and sustainable employment.
- Promote economic development that ensures an adequate tax base without compromising the unique character of the Town.
- Preserve and improve the vitality of each of the

Town’s hamlet centers and HALO zones (aka the Hamlet Locus Zone, an area surrounding and including the hamlet centers) as walkable local business districts.

- Preserve and encourage industries that support existing and future agriculture and aquaculture uses.
- Preserve, encourage, and continue to support existing and future maritime uses—including fishing-related industries, marine trades, marine biology, marinas, recreational boating support uses, and related uses—as an important business sector within the Town’s economy.

These goals are all accompanied by objectives that seek to find customized approaches to the most viable ways to achieve the goals. Objectives draw on the area’s past history or traditions, desires for future direction, and specific and distinctive needs for the various hamlets, and take into account groups and associations that may already be working toward the goals or that could help attain the goals.

8 Housing

The lack of affordable housing options is at crisis proportions in Southold Town, and the goals of the Housing chapter reflect this concern. Safe and affordable housing is vital to a community’s stability and growth. Increasing the amount of affordable housing to help sustain its year-round residents is a goal of the Town; in 2010, fewer than 10 percent of the housing units were year-round rentals. In addition to the scarcity of market-rate rental housing, subsidized rental housing units administered by the North Fork Housing Alliance have remained stagnant through the years, despite the rising number of residents needing rent subsidies to afford to remain in their communities. Finally, safe and affordable housing is also needed for the vulnerable citizens in our population. Seniors, people with special needs, people in recovery from substance abuse, and the homeless may need subsidized housing options.

The principal goals for housing are as follows:

- Create affordable housing.
- Promote awareness about housing issues.
- Retain residents in existing housing.
- Protect quality of life.

- Develop best practices in housing.

9 Agriculture

Agriculture plays an integral part in the economy, land use, and character of Southold Town. Approximately 30 percent of its 33,350 acres are in farmland, with agriculture and related businesses represented in the top five economic engines of the Town's economy. The goals of the Agriculture chapter are therefore intended to keep farming and farmland as well represented and robust in the future as they are currently. To this end, the goals seek to:

- Retain and advance the industry of agriculture.
- Protect prime agricultural soils from depletion, removal, and excessive erosion.
- Promote best management practices for the use of agricultural pesticides and herbicides to protect groundwater and surface water resources.
- Promote improved agricultural yields through nuisance wildlife management.
- Promote best management practices to prevent the movement of crop disease and pests from one location to another.
- Protect public safety by ensuring there is adequate parking and traffic control on private property at retail agricultural operations.

10 Land Preservation

Southold Town's residents have historically been in favor of land preservation to maintain the Town's farmland and open spaces. In addition to outright purchases of land and farmland development rights, the Town is exploring additional methods of preserving land. These include subdivision regulations that require clustering to create open space, as well as incentive-based, voluntary programs to reduce density.

Nearly 27 percent of the total land area of Southold Town is protected from development, and a nearly equal amount—also approximately 27 percent—of its total land area is available for development, with more than half of the land available for development currently categorized as farmland.

Following are the principal goals relating to land preservation in Southold Town:

- Protect farmland, with an overall goal of retaining at least 8,000 acres in agriculture.
- Continue to preserve open space lands, especially those with high-quality natural resources.
- Continue to preserve lands for active recreation.
- Ensure proper land stewardship of land preserved with the Town's funds.

11 Human Services

Southold Town has provided human services for over four decades to foster community responsibility and social equity. The goals of the Human Resources chapter therefore take into account the demographic trends of Southold Town and the needs of its most vulnerable residents. In recent years, the Town has seen an increase in senior citizens, and the Hispanic population, accompanied by a downward trend in household income for year-round residents and funding from governmental sources.

The goals as related to human services reflect these varied needs:

- Continuing to provide and enhance services for seniors and youth.
- Improving employment opportunities for town residents.
- Providing expanded and diverse recreational, educational, and leisure experiences and programs.
- Improving the Town's transportation options.
- Supporting underserved populations, minorities, and households living in poverty.
- Coordinating human service delivery and establishing educational programs about services available.
- Identifying and assisting residents with behavioral health needs.

12 Natural Hazards

Southold Town is subject to natural hazards that can imperil human lives, property, and the environment. Within the last century, the Town has witnessed significant weather-related occurrences including numerous hurricanes, tropical storms, severe thunderstorms, and nor'easters. The hazards from these storms include flooding, wind damage, shoreline erosion, and tornados. Other natural hazards that

occur, and are predicted to re-occur, are drought and extreme temperatures.

Planning and preparing for natural hazards can and will help save lives and property. To this end, the Town proposes the following main goals related to natural hazards:

- Mitigate the effects of natural hazards to achieve coastal resiliency.
- Protect public safety and reduce economic loss.
- Complete a Post Disaster Recovery and Reconstruction Plan.
- Provide education to the public relating to natural hazards.

13 Parks & Recreation

This chapter provides an inventory of existing parks and recreation in the Town and addresses future needs for recreational, educational, and leisure opportunities for Southold's residents and visitors. The principal goals related to parks and recreation are as follows:

- Provide diverse programming to meet the varying needs of the community.
- Enhance the utilization of existing parks, open spaces, and recreational areas through maintenance, stewardship, and facility improvement.
- Obtain additional land for recreational purposes.
- Ensure access to recreational areas.
- Promote health and wellness community-wide.





ACKNOWLEDGEMENTS

Southold Town Board

Scott A. Russell, **Town Supervisor**

William P. Ruland, **Deputy Supervisor, Board Member**

Board Members

Louisa Evans

Jill Doherty

James Dinizio, Jr.

Robert Ghosio

Southold Town Planning Board

Donald J. Wilcenski, **Chairman**

James H. Rich III, **Vice Chairman**

Planning Board Members

Martin H. Sidor

Pierce Rafferty

Mary Eisenstein

Former Planning Board Members:

William J. Cremers

Kenneth L. Edwards

Southold Town Planning Department

Heather Lanza, AICP, **Town Planning Director**

Mark B. Terry, AICP, **Assistant Town Planning Director**

Staff

Brian Cummings, **Planner**

Erica Bufkins, **Planner**

Jessica Michaelis, **Clerk**

Allison Palmeri, **Clerk**

Other Town Departments

Denis Noncarrow, **Government Liaison**

Karen McLaughlin, **Town Director of Human Services**

John Sepenoski, **GIS Technician III**

William M. Duffy, **Town Attorney**

John J. Burke, **Assistant Town Attorney**

Phillip Beltz, **Former Special Projects Coordinator**

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VISION STATEMENT

The Town of Southold is a community of extraordinary history and beauty. Residents and visitors benefit from its diverse hamlets surrounded by pastoral landscapes and expansive natural resources. Our citizens cherish Southold's small-town quality of life and wish to preserve what we currently value while planning for a productive and viable future.

Future planning shall be compatible with existing community character while supporting and addressing the challenges of continued land preservation, maintaining a vibrant local economy, creating efficient transportation, promoting a diverse housing stock, expanding recreational opportunities and protecting natural resources.



HOW THIS DOCUMENT IS ORGANIZED

The plan is divided into chapters that handle the various topics that influence policy decisions about land use and zoning within Southold Town. Chapter 2, “Demographics,” introduces the Town’s inhabitants and provides perspectives and statistics about their characteristics including profession, age, housing, and income. Chapter 3, “Land Use & Zoning,”

provides an overview of land use and zoning in Southold Town, and presents broad goals for future land use and zoning to achieve the vision in this plan. Subsequent chapters narrow the focus to specific land use topics, including transportation and infrastructure, community character, water and land resources, economic development, housing, agriculture, land preservation, human services, natural hazards, and parks and recreation.





INTRODUCTION

A comprehensive plan is the official public document used to guide the development of a community. In New York State, the comprehensive plan provides the rationale for the zoning and other land use regulations found in the Town Code. Southold Town's Comprehensive Plan has recently undergone an update, the second in its history. The newly revised Comprehensive Plan will help shape policy decisions regarding the appropriate use of the Town's resources and may result in the examination and possible updating of the Southold Town Code.

Essential to any comprehensive analysis is its vision statement, which guides the entire process. The Vision Statement, the collective product of town stakeholders, underpins Southold Town's Comprehensive Plan.

Previous Plans

Comprehensive planning projects in Southold have been a multi-year process. The first plan, comprising a series of studies and plans begun in the mid-1960's, was completed in the late 1970's. The first update to that plan, begun in 1982, took about seven years to complete and culminated in an entirely new zoning map adopted in 1989.

Since that time, there have been many other plans and studies, and the Town Board has implemented many of their recommendations. These include an overhaul of the subdivision regulations that made open space mandatory and formalized the conservation subdivision and the designation of New York State Route 25 and Suffolk County Route 48 as New York State Scenic Byways. The Town Board has also amended the zoning code many times to follow through on the recommendations from those plans. Examples of this include changing the code to ensure "big box" stores were designed to fit in the community, restricting fast food restaurants to shopping centers, and making accessory apartments legal and easier to create. One

goal contained in just about every plan and study is to preserve land from development, and the Town has continued to make farmland and open space preservation a priority.

Some of the more comprehensive planning efforts include the Southold Town Stewardship Task Force Final Report in 1994, the Blue Ribbon Commission for a Rural Southold of 2002, the Comprehensive Implementation Strategy of 2003, the Local Waterfront Revitalization Program (LWRP) completed in 2004, and the work undertaken to produce the 2007-08 Hamlet Stakeholder Initiatives.

These plans were all worthwhile efforts and provided an important focus for certain issues; however, none was broad enough in scope to be considered a comprehensive plan on its own. Nevertheless, those plans, studies, and reports have echoed similar visions and goals time and again, and have guided the Town in its decisions on land use.

The vision and goals of these past plans, studies, and reports are carried forward into this document. Such goals include retaining the rural character that residents and visitors value and ensuring that farming continues as a major aspect of the Town. One benefit of this document as a single comprehensive plan is that it will consolidate the Town's goals into one place, making them easier to find. This document also provides detailed objectives for accomplishing the goals and assigns responsibility for the objectives to ensure they can be implemented. Once this plan is adopted as the Town's comprehensive plan, all future zoning actions will need to be consistent with its goals and vision.

The catalysts for this most recent comprehensive plan update were the Hamlet Study (2005) and the 2007-08 Hamlet Stakeholder Initiatives, two planning initiatives that relied heavily on public participation. The Hamlet Stakeholders Initiatives work built on the 2005 Hamlet Study and used community participation to transform

the Hamlet Study into actionable recommendations for the Town. In 2008, the Town formed a Hamlet Implementation Panel of town staff to take action on the recommendations, which were classified as either short-term or long-term goals. Many of the short-term goals were successfully implemented by early 2009; the long-term goals, however, were broader in scope with many requiring amendments to the zoning code to accomplish. These long-term goals, although important, were focused mostly on the hamlet centers, with many other areas and topics not addressed. It became clear that an even more inclusive and comprehensive public process would be needed to identify the broader goals of the entire Town and continue implementation of the long-term goals of the Hamlet Stakeholder Initiatives. This was best accomplished through a new comprehensive plan.

Local Waterfront Revitalization Plan



The Town of Southold LWRP, adopted by the Town Board in 2004, is incorporated into the Southold Town Comprehensive Plan by reference. The Southold Town Comprehensive Plan has no effect or impact and is not intended to repeal or otherwise diminish the applicability of the LWRP. The Comprehensive Plan, although separate from the LWRP, may address some overlapping areas. In cases where there is a conflict between the LWRP and the Comprehensive Plan in terms of policies, the Southold Town Planning Board, with recommendations from the Southold Town LWRP Coordinator, will determine the outcome. The resolution of conflicts shall not be interpreted in a way that renders the LWRP ineffective or invalid.

The Updated Comprehensive Plan

The significant difference between this and the previous comprehensive planning efforts is that previous comprehensive plans were written by consultants, whereas this one was written by town officials and staff in collaboration with residents and other stakeholders. Experience has shown that plans

produced by outside consultants, while professional, often do not provide exactly what the Town wants in a plan. Neither of the previous two comprehensive plans, both completed by outside consultants, were formally adopted by the Town Board.



Public input meeting, Peconic Landing

More important, this plan was written in collaboration with the residents and other stakeholders through an unprecedented number of public input meetings. Beginning in 2010 with a public input meeting about the Vision Statement, there have since been over 40 meetings, where hundreds of people have provided their thoughts on early drafts of each chapter in the plan, both in person and online via email. Each comment was recorded and responded to publicly (i.e., posted on the website) and included such feedback as whether it was used to inform the plan, and if not, why not. By September 2018, all of the chapters had been drafted and vetted by the public in a series of public input meetings, with public input incorporated into each chapter. Each completed draft chapter was presented to the Town Board and posted online. By the end of February 2019, all of the chapters were given a final review to identify where statistics could be updated.



Public input meeting, Mattituck

This plan does not contain a new zoning map, or sweeping changes to the zones, uses, or bulk schedule. The reasons behind this are several. Zoning was a relatively new concept for the Town back when the first zoning ordinance was adopted in Southold in 1957.

Now that zoning has been in place for over 60 years and the current zoning map in effect for 30, it is clear that any future changes to zoning need to happen in a collaborative way, working with the communities that are affected. This updated Comprehensive Plan points the Town in a direction for considering potential zone changes, leaving the details to the implementation phase. Any changes to zoning that might result from this plan would happen later, after the plan is adopted and priorities for implementation of the plan are identified.

Two additional reasons for waiting on making any zoning changes until after the plan is adopted are time and funding. The collaborative process that would be needed for any meaningful and feasible zoning changes would involve numerous public input meetings, all of which require preparation, promotion, and follow-up. Also required are the detailed analyses that provide the backdrop of information needed to make informed decisions. This essential work would require time and funding beyond the internal resources of the Town. One way to proceed with such an effort would be to consider applying for funding grants to help with future major zoning initiatives during the implementation phase.

The implementation phase of the plan occurs after the plan is adopted. The advantage to waiting until this phase to work on the details such as specific zoning changes is that it gives residents and their elected officials plenty of time to discuss and consider the proposals found in the plan, one by one. It also provides more time to conduct the information gathering and analyses necessary to provide the information that can prompt discussion and decision-making.

Implementation of the Comprehensive Plan

The Town Board is responsible for implementing the goals and ensuring they are accomplished. The Town Board will direct the priorities for which goals are to be pursued, and will decide whether to provide funding or staff to help accomplish any one goal. To organize the implementation of the plan, the goals must be prioritized. The Town Board will decide the method by which it will prioritize the goals and pursue implementation.

To keep this document alive, there is a “Responsible Party” identified for many of the goals and some individual objectives. The role of the Responsible Party is to bring the goal or objective to the attention of the Town Board, promote awareness that it exists, and gauge the interest of the Town Board in pursuing it. This could

involve working with the Town Board on prioritizing the goals as time goes by and circumstances change. Where the Responsible Party is a town committee, the goals can serve as guidance for the activities of the committee. The Town Board may re-assign Responsible Parties during the implementation phase.

Updating the Future Comprehensive Plan

This document is a living document in that updates will be done as needed to individual chapters or individual goals. Continuous updating of smaller portions at any one time will ensure the document stays relevant over time, and make it unnecessary to attempt an update of the entire plan all at once.

Description of Southold Town

Southold Town is located in the southeast of New York State, on the eastern end of the area known as the North Fork of Long Island. Southold’s mainland is a long and narrow peninsula, averaging three miles in width in the western portion of the Town, and narrowing considerably on the eastern end. The entire Town, including its five islands, is 54 square miles in size, with 163 linear miles of coastline. Town-adjacent waterbodies include the Long Island Sound, Fishers Island Sound, Block Island Sound, and Gardiner’s and Peconic Bays. Three adjacent municipalities include Greenport Village in the southeast, Riverhead Town at the far southwest end, and Shelter Island Town to the southeast (separated by the Peconic River).

Southold Town is composed of 10 hamlets, 9 of which are located on the mainland (the exception is Fishers Island). The hamlets are Cutchogue, East Marion, Fishers Island, Greenport West, Laurel, Mattituck, New Suffolk, Orient, Peconic, and Southold (see **Figure 1.1**). Each has its own individual identity and varies greatly in size, population and character. The hamlets are described in more detail in Chapter 3, “Land Use & Zoning.”

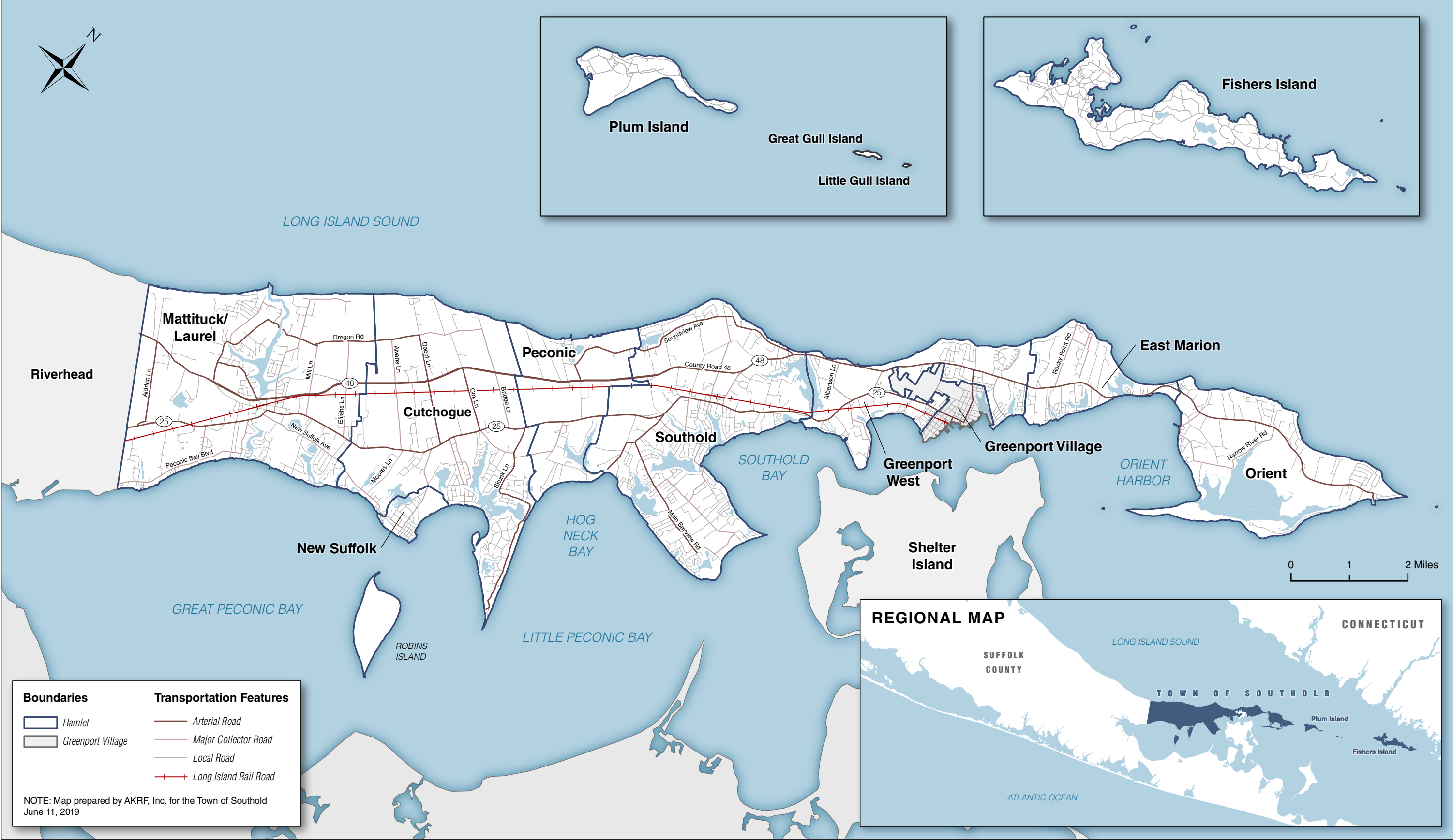
Southold Town includes numerous islands, many of which are inhabited, within its jurisdiction. The largest of these are Fishers Island (2,586 acres), Plum Island (816 acres), and Robins Island (435 acres).

Additional details of the physical aspect and historical context of the Town are not included in this plan update but can be found in many of the previous plans, including the LWRP Volume I, Section II (2004) which contains a thorough description. This plan can be found online through the Town’s website at www.southoldtownny.gov.

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Figure 1.1 Southold Town Map with Hamlets



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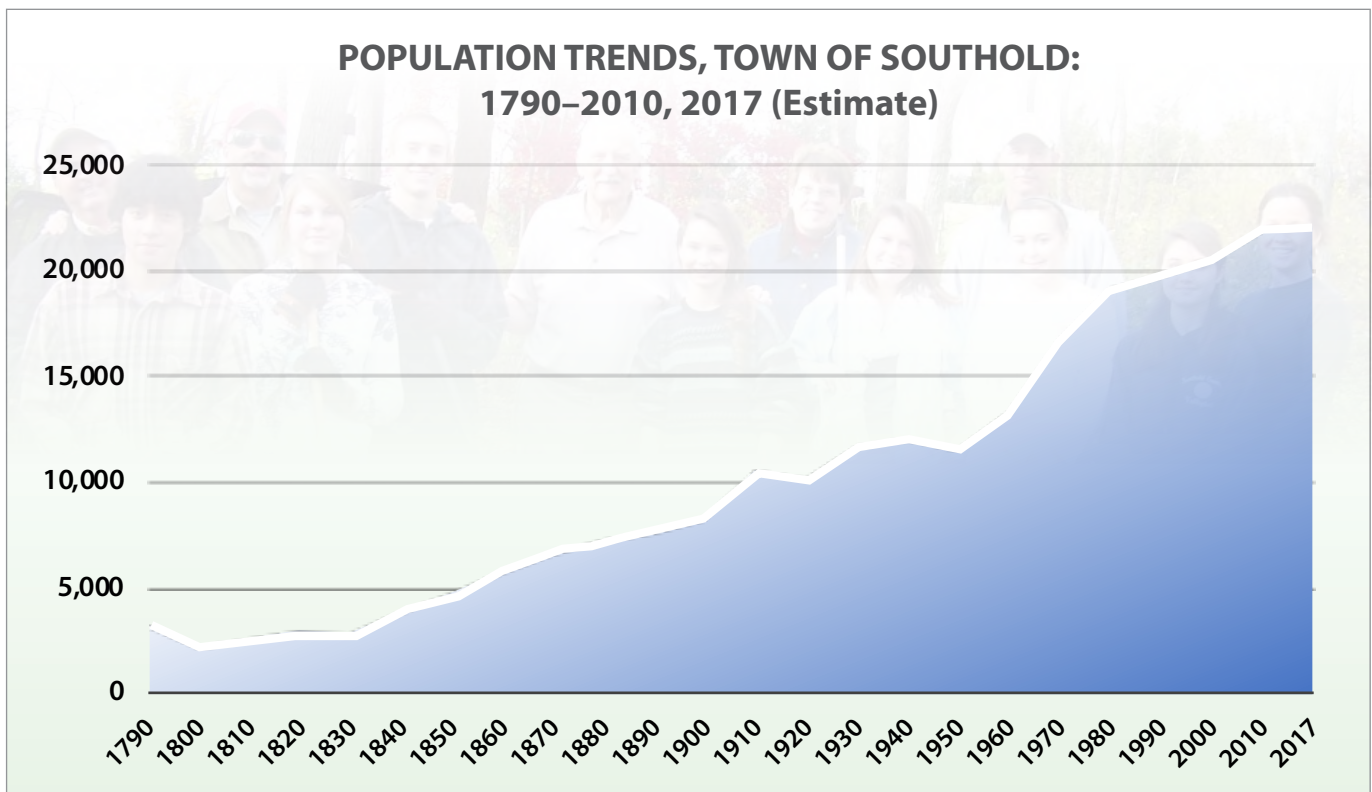


DEMOGRAPHICS

The figures that follow, in graphic and tabular format, represent the metrics that underpin the predictions and recommendations of the goals and objectives of this plan. The figures show information about Southold Town's population—its housing type and value, income, employment, educational attainment, age, commuting patterns, and languages spoken at home. The population figures present numbers of residents by Town and hamlet over many decades. For the Town, the population comparison

spans over two hundred years (see **Figure 2.1**). Other metrics provide a comparison that ranges over a shorter period—the data for number of households, for example, are represented for the decades from 1990 to 2010. Still others present a snapshot in time: the figures that document population age by hamlet focus on 2010, the latest available U.S. Census year. **Appendix 1** outlines in more detail the methodology used and sources of data consulted to obtain the information presented in this chapter.

Figure 2.1



Source: U.S. Census Bureau; U.S. Census Bureau 2013–2017 American Community Survey (ACS) 5-Year Estimates

It is important to note that as of the 2010 Census, approximately 37 percent of the homes in Southold Town were counted as seasonal. However, there are no readily available demographics to help us understand

the composition of the seasonal population. The demographic information contained in this chapter therefore represents only those who live here year-round and count Southold as their primary residence.

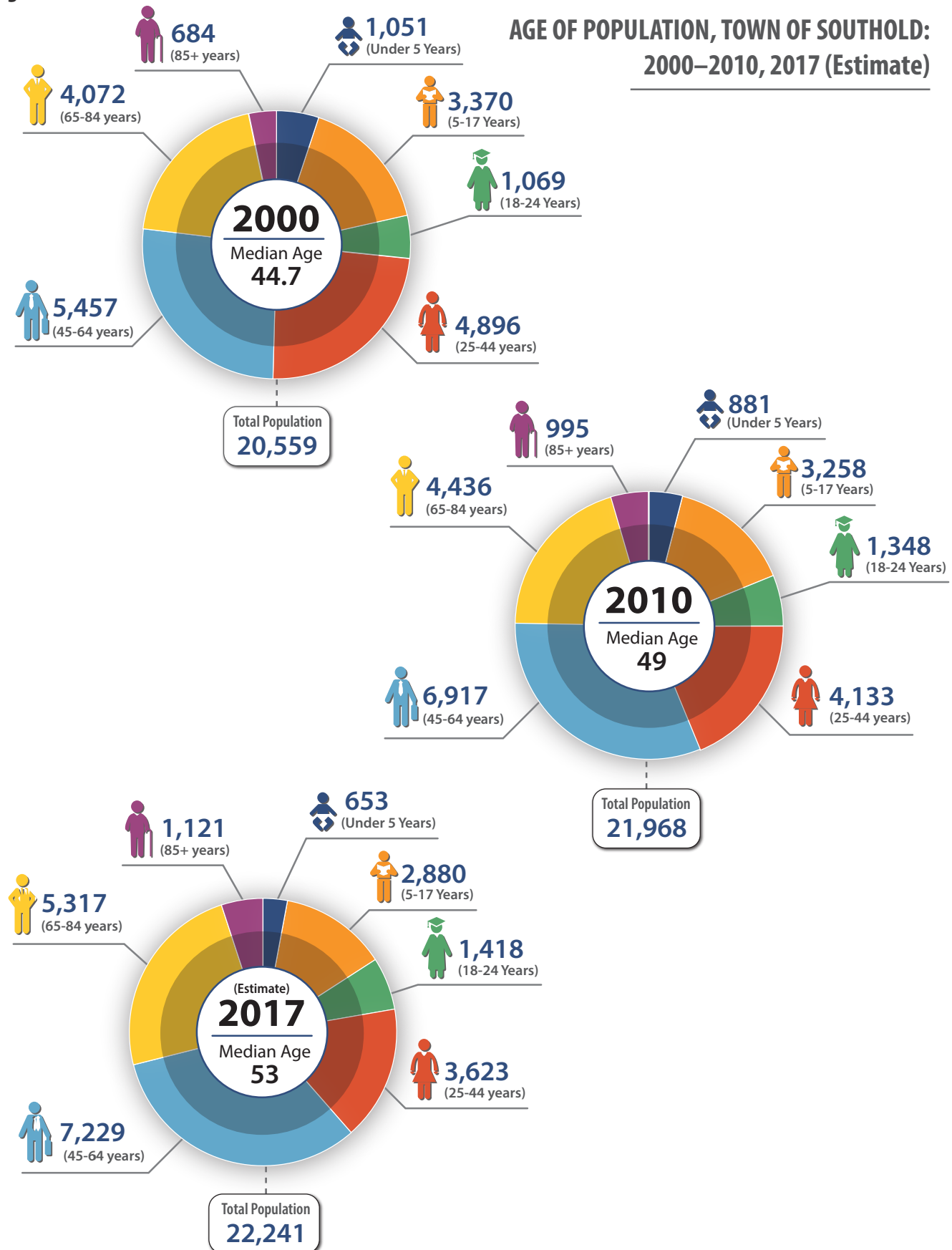
POPULATION TRENDS BY HAMLET: 1880–2010, 2017 (Estimate)

Year	Hamlet									
	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold
1880	--	--	--	--	--	--	--	786	--	--
1890	--	--	--	--	--	--	--	808	--	--
1900	--	--	--	--	--	--	--	--	--	--
1910	--	--	--	--	--	--	--	--	--	--
1920	--	--	--	--	--	--	--	--	--	--
1930	--	--	--	--	--	--	--	--	--	--
1940	1,050	--	572	--	--	1,578	--	572	608	1,368
1950	--	--	--	--	--	1,089	--	--	--	1,027
1960	1,418	720	508	1,142	--	1,485	--	697	863	2,624***
1970	2,713*	531**	462	1,682**	598	3,039**	*	709**	835**	3,749**
1980****	2,788*	656	318	1,571	962	3,923	*	855	1,056	4,770
1990	2,627	717	329	1,614	1,094	3,902	374	817	1,100	5,192
2000	2,849	756	289	1,679	1,188	4,198	337	709	1,081	5,465
2010	3,349	926	236	2,124	1,394	4,219	349	743	683	5,748
2017 (Estimate)	3,213	885	230	2,064	1,003	4,818	243	718	536	6,474

Source: U.S. Census Bureau; U.S. Census Bureau 2013-2017 ACS 5-Year Estimates; Long Island Regional Planning Board

- * The hamlets of Cutchogue and New Suffolk were previously known as one place, called Cutchogue-New Suffolk. As such, the population within the hamlet of New Suffolk is included in the population of the hamlet of Cutchogue in both 1970 and 1980.
- ** The community boundaries were revised between the 1970 and 1980 census. The 1970 population figures illustrated in this table are comparable with the 1980 census designated place boundary, and as such the reported population changed from its original count under the 1970 census.
- *** This figure represents 1,285 residents of the hamlet of Southold and 1,339 residents of North Southold-Bayview, which became part of the hamlet of Southold in 1970.
- **** Prior to 1980, Cutchogue-New Suffolk included present-day Cutchogue, part of Laurel-East Mattituck and part of present-day Peconic; East Marion included the eastern part of present-day East Marion and the western part of present-day Orient; Greenport West included the western part of present-day East Marion and the eastern part of unincorporated Greenport; Laurel included part of Laurel-East Mattituck; Mattituck included present-day Mattituck and part of Laurel-East Mattituck; Orient included part of present-day Orient; Peconic included part of present-day Peconic; Robins Island was part of Cutchogue; Southold included North Southold-Bayview, present-day Southold, and part of present-day Greenport.

Figure 2.3

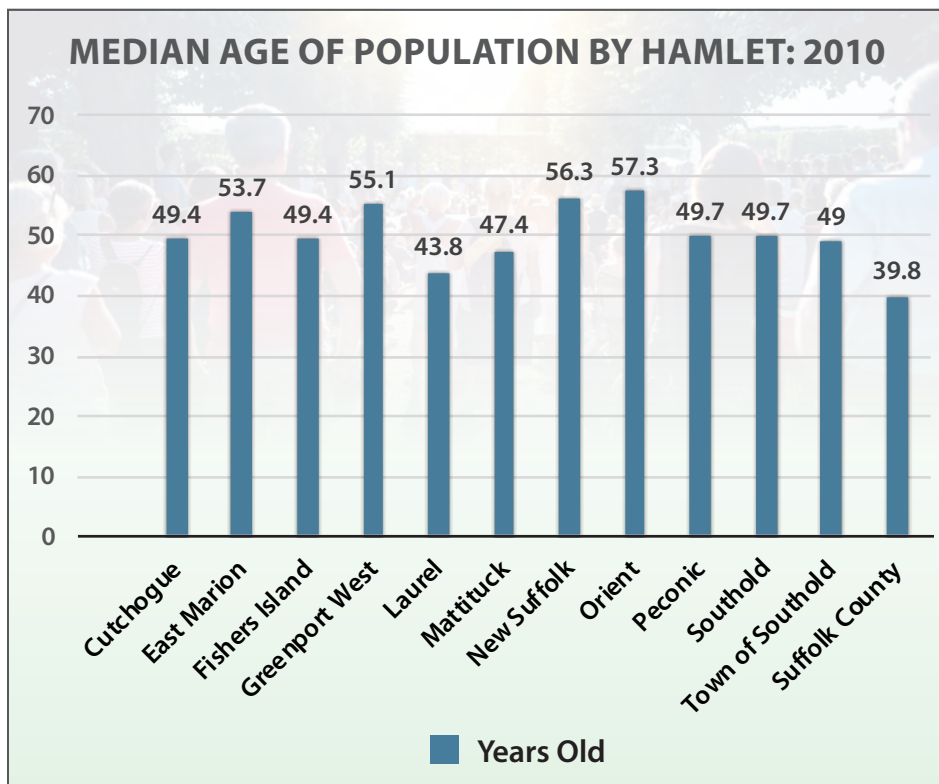


Source: U.S. Census Bureau 2000 & 2010 Census and 2013-2017 ACS 5-Year Estimates

Figure 2.4a

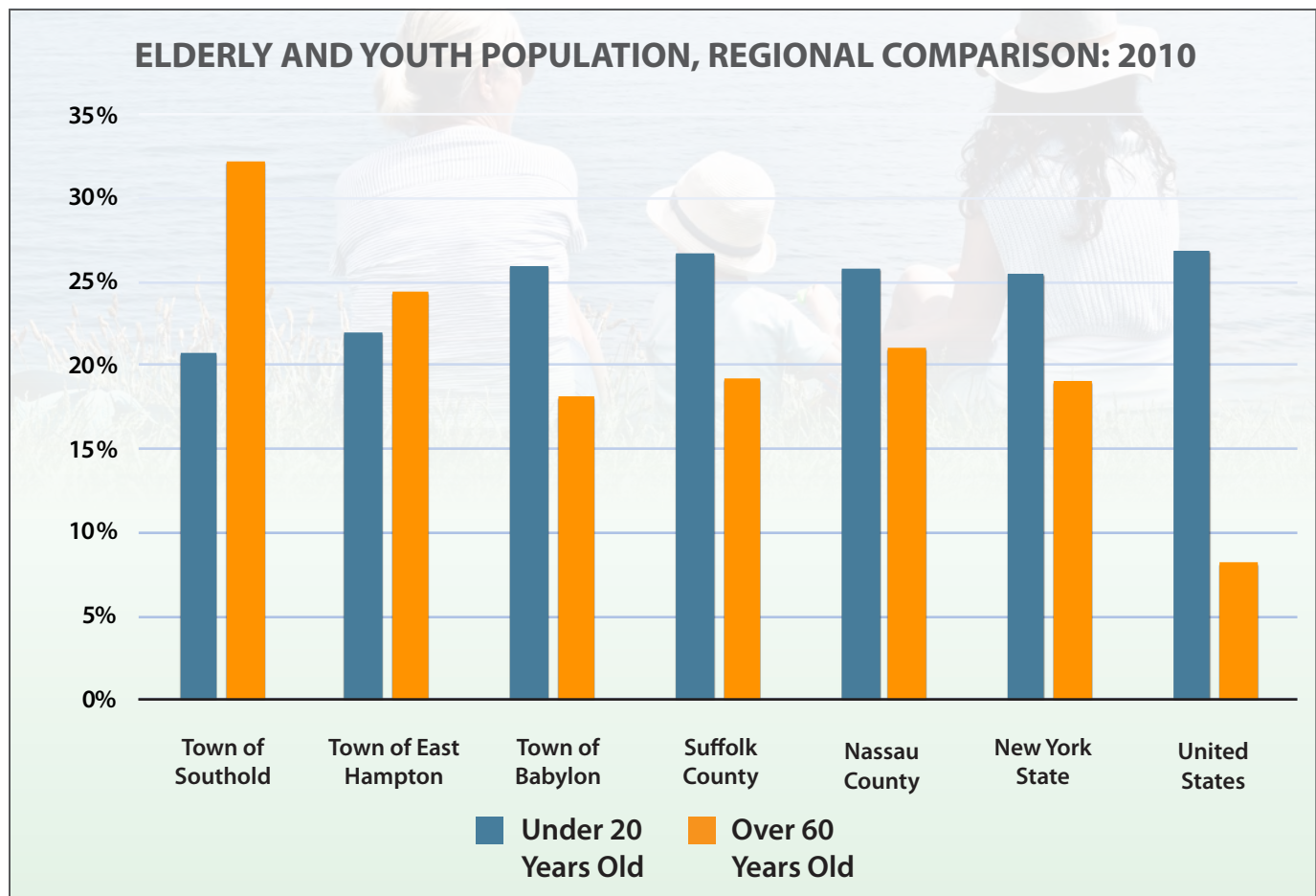
AGE OF POPULATION BY HAMLET: 2010							
Hamlet	Under 5 Years	5-17 Years	18-24 Years	25-44 Years	45-64 Years	65-84 Years	85+ Years
Cutchogue	3.30%	16.20%	5.90%	17.10%	34.50%	19.90%	3.10%
East Marion	3.30%	11.40%	5.80%	16.40%	31.20%	28.60%	3.30%
Fishers Island	2.50%	14.40%	3.80%	19.90%	41.10%	16.80%	1.30%
Greenport West	4.40%	10.20%	5.70%	18.20%	23.20%	26%	12.30%
Laurel	4.40%	19.10%	6.50%	21.70%	30.50%	15.50%	2.40%
Mattituck	3.60%	16.90%	6.20%	19.20%	34.40%	16.80%	2.90%
New Suffolk	3.20%	8%	2.60%	16.90%	38.10%	25.80%	5.40%
Orient	3.10%	11.70%	4.20%	12%	37.10%	26.40%	5.50%
Peconic	3.80%	14.10%	6.30%	17.40%	34.80%	20.50%	3.10%
Southold	4.20%	15.50%	5.40%	17.40%	30.90%	22.40%	4.10%
Town of Southold	4%	14.80%	6.10%	18.80%	31.50%	20.20%	4.50%
Suffolk County	5.70%	18.20%	8.70%	25.40%	28.40%	11.70%	1.80%

Figure 2.4b



Source for both figures: U.S. Census Bureau, 2010 Census

Figure 2.5



Source: U.S. Census Bureau, 2010 Census

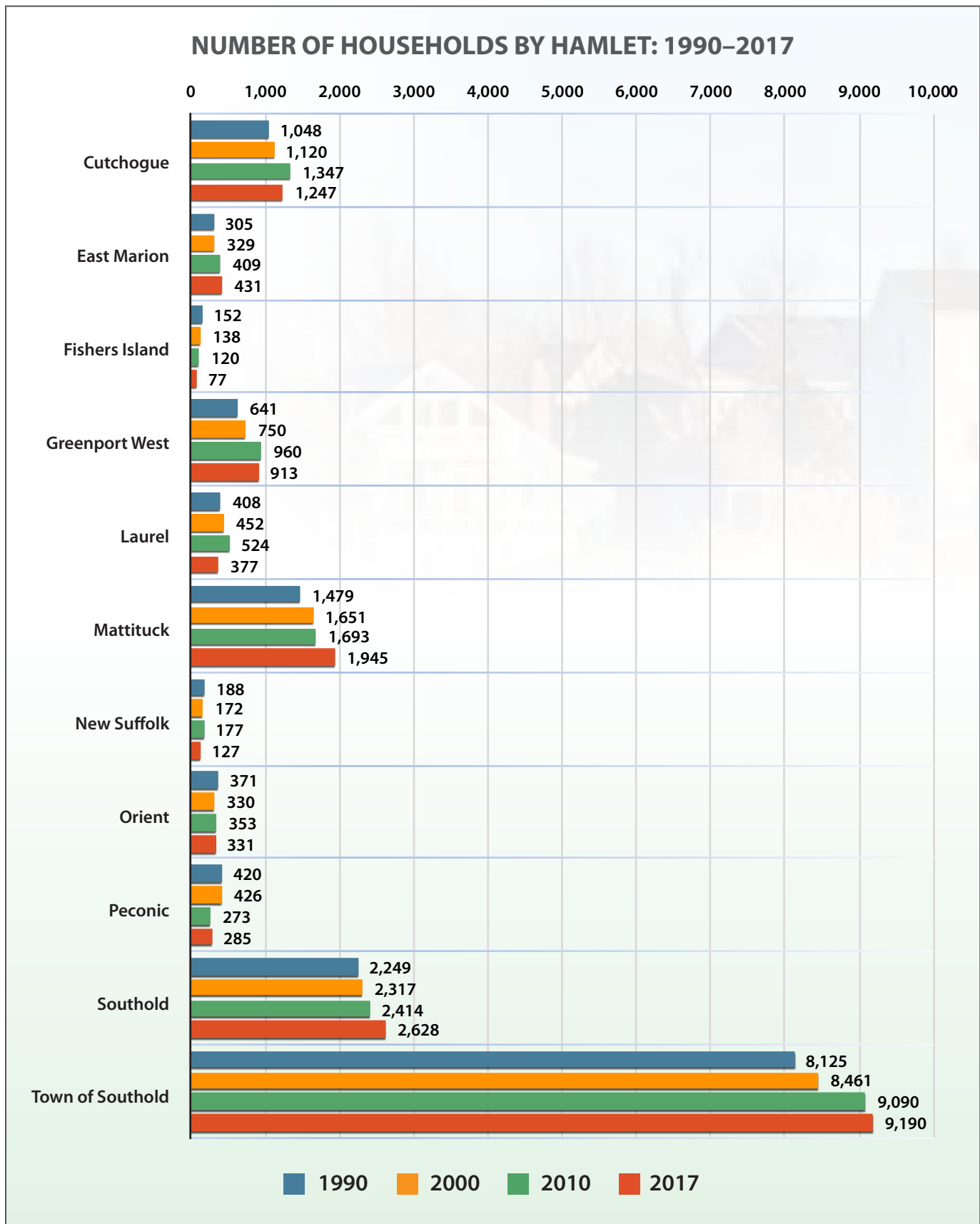
As seen in **Figure 2.1**, Southold Town's population has grown tremendously since the first official census was taken in 1790. The population of just over 3,200 residents in 1790 doubled by 1870, and doubled again by 1960. In 2000, the population was 20,599 and by 2010, had reached 21,968. **Figure 2.2** shows the population trends by hamlet. Since the 1960s, Southold has consistently been the hamlet with the largest population, with the latest year's estimate of 6,474 residents.

Figures 2.4a, 2.4b, and 2.5 present the age of Southold Town's population. Outside of New York City, Suffolk County has the second-largest senior

population in the state. In Southold Town more than 25 percent of the population was 65 years or older in 2010, compared with that of Suffolk County at 14.5 percent. In 2010, the U.S. population of people over 60 was approximately 8 percent.

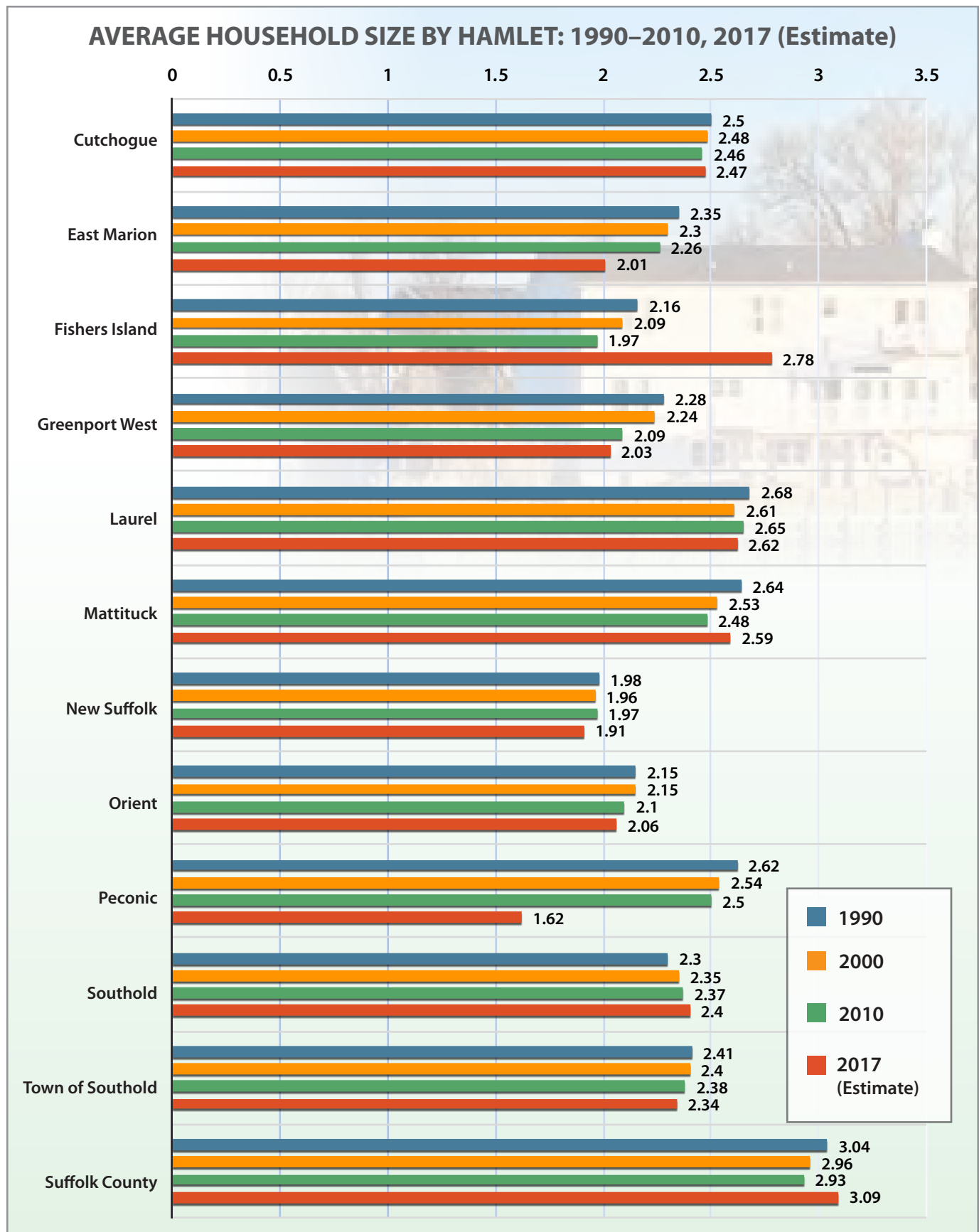
Reflective of the upward population trends, the majority of the Town's hamlets have experienced significant growth in terms of the number of households, as seen in **Figure 2.6**. Southold hamlet has consistently had the largest number of households and Fishers Island the smallest. Average household size by hamlet is shown in **Figure 2.7**.

Figure 2.6



Source: U.S. Census Bureau, 1990, 2000, and 2010 Census and 2013–2017 ACS 5-Year Estimates

Figure 2.7



Source: U.S. Census Bureau, 1990, 2000, and 2010 Census and 2013-2017 ACS 5-Year Estimates

Figure 2.8

HOUSING TYPE, TOWN OF SOUTHOLD: 1990–2017			
Housing Type	1990	2000	2017 (Estimate)
Single Family, Detached	11,498	12,450	13,944
Single Family, Attached	261	252	222
2–4 Units	675	516	900
5–9 Units	195	335	315
10–19 Units	44*	80	327**
20+ Units		51	
Mobile Home	306*	81	98**
Boat, RV, Van, Other		4	
Total Housing Units	12,979	13,769	15,806

Source: U.S. Census Bureau, 1990 and 2000 Census and 2013–2017 ACS 5-Year Estimates

The ACS data were used for 2017 because the 2010 Census did not include a question about housing type.

* In 1990, housing types were classified as 10+ units. Moreover, mobile homes, trailers, and other housing types were grouped together as one classification.

** The housing types were classified as having 2 to 4 units, 5 to 9 units, and 10 units or more. Mobile homes, boats, RV, vans, and all other types of housing were counted together.

Figure 2.9

HOUSING TYPE BY HAMLET: 2017 (Estimate)							
Hamlet	1-Unit, Detached	1-Unit, Attached	2 Units	3-4 Units	5-9 Units	10+ Units	Mobile Home or Other Housing
Cutchogue	97.80%	0.50%	1.30%	0%	0%	0.30%	0%
East Marion	86.90%	2.30%	1.80%	1.30%	7.70%	0%	0%
Fishers Island	95.50%	0.20%	1.80%	1.50%	0.70%	0%	0.20%
Greenport West	74.10%	4.50%	3.10%	3.30%	1.60%	13.40%	0%
Laurel	100%	0%	0%	0%	0%	0%	0%
Mattituck	94.80%	0%	2.10%	0%	0%	0.60%	2.60%
New Suffolk	99.30%	0.70%	0%	0%	0%	0%	0%
Orient	92.40%	0.40%	3.90%	0%	1.80%	0%	1.50%
Peconic	90.60%	0%	5.50%	0%	0%	0%	3.90%
Southold	89.10%	1.40%	5.10%	0.40%	2.60%	1.40%	0%
Town of Southold	88.20%	1.40%	4.45%	1.20%	2%	2.10%	0.60%
Suffolk County	80%	4.50%	3.90%	2.20%	2.80%	5.70%	0.90%

Source: U.S. Census Bureau, 2013–2017 ACS 5-Year Estimates

Figure 2.10

YEAR STRUCTURE BUILT BY HAMLET										
Hamlet	1939 or Earlier	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010-2013	2014 or Later
Cutchogue	16.70%	3.10%	12.20%	11.90%	13.90%	21.70%	8%	11.50%	1%	0%
East Marion	16%	5%	11.30%	5.70%	13.30%	15.20%	13.10%	19.70%	0.70%	0%
Fishers Island	46.50%	7.20%	14.40%	0.20%	8.40%	2.90%	10%	10.40%	0%	0%
Greenport West	13.50%	8.80%	10.20%	4.30%	9.80%	6.60%	17.90%	24.40%	3.10%	1.40%
Laurel	20.30%	6.20%	3.10%	13.20%	29.10%	9.10%	17.40%	1.60%	0%	0%
Mattituck	26.20%	4.40%	18.70%	11.10%	11.80%	10.60%	11.20%	5.20%	0.80%	0%
New Suffolk	57.30%	3.40%	14.70%	4.10%	6.80%	5.80%	6.10%	1.70%	0%	0%
Orient	33.80%	0.90%	10.90%	7.40%	11.20%	10.80%	8%	16.50%	0%	0.60%
Peconic	25.20%	9.80%	3.90%	1.80%	1.80%	31.10%	9.80%	16.50%	0%	0%
Southold	15.10%	5.60%	6.70%	10.50%	25.70%	16.10%	8.50%	11.90%	0%	0%
Town of Southold	25.40%	5.10%	10.30%	8.30%	15.10%	13.20%	10.20%	11.60%	0.60%	0.20%
Suffolk County	9.60%	5%	18.60%	20.80%	18.20%	10.30%	8.50%	7.80%	0.70%	30%

Source: U.S Census Bureau, 2013-2017 ACS 5-Year Estimates

As mentioned in more detail in Chapter 8, "Housing," housing options in Southold Town currently consist mostly of single-family homes. Of these, 10 percent are available for rent year-round, 37 percent are seasonal or second homes, and nearly 58 percent are occupied by the owner or renter year-round. **Figures 2.8** and **2.9** show housing type in the Town and by hamlet. Starting from 1939 or earlier, **Figure 2.10** provides a by-hamlet

overview of the approximate dates housing structures were constructed.

On the following pages, **Figures 2.11** and **2.12** provide information about housing occupancy, giving total occupied units, and breaking the information down into the categories of owner-occupied, renter-occupied, and occasional/seasonal use. **Figures 2.13a** and **2.13b** list the housing values of owner-occupied units.

Figure 2.11

HOUSING OCCUPANCY, TOWN OF SOUTHOLD: 1990–2010						
Occupancy Status	Total # Housing Units	Occupied Housing Units			Vacant Housing Units	
		Total # Occupied Housing Units	Owner - Occupied	Renter - Occupied	Occasional Use (Seasonal)	Total Vacant Housing Units
1990	12,979	8,125	6,421	1,704	4,854	4,152
2000	13,769	8,461	6,824	1,637	5,308	4,689
2017 (Estimate)	15,377	9,090	7,237	1,853	5,916	5,217

Source: U.S. Census Bureau, 2010 Census

Figure 2.12

HOUSING OCCUPANCY BY HAMLET: 2010						
Location	Total # Housing Units	Occupied Housing Units			Vacant Housing Units (Seasonal)	
		Total # Occupied Housing Units	% Owner - Occupied	% Renter - Occupied	# Vacant Housing Units	% of Total Housing Units
Cutchogue	2,062	1,347	84%	16%	715	29%
East Marion	953	409	83%	17%	544	53%
Fishers Island	660	120	48%	52%	540	80%
Greenport West	1,651	960	80%	20%	691	35%
Laurel	810	524	83%	17%	286	31%
Mattituck	2,495	1,693	84%	16%	802	28%
New Suffolk	307	177	81%	19%	130	37%
Orient	772	353	84%	16%	419	49%
Peconic	479	273	84%	16%	206	37%
Southold	3,996	2,414	84%	16%	1,582	34%
Town of Southold	14,186	8,270	83%	17%	5,217	37%
Suffolk County	569,985	499,922	79%	21%	70,063	8%

Source: U.S. Census Bureau, 2010 Census

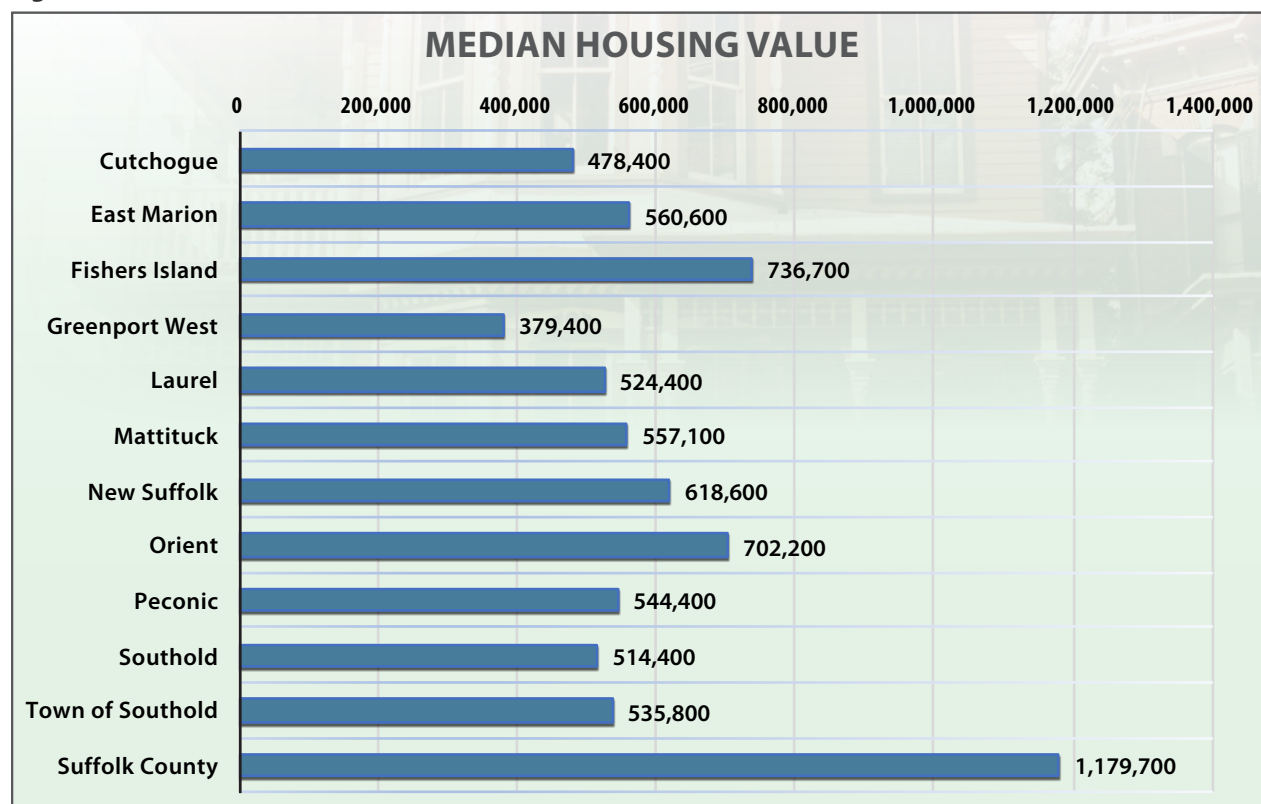
* The number of vacant units for seasonal, recreational, and occasional use. Does not include vacant for other reasons.

** These numbers do not include the Village of Greenport.

Figure 2.13a

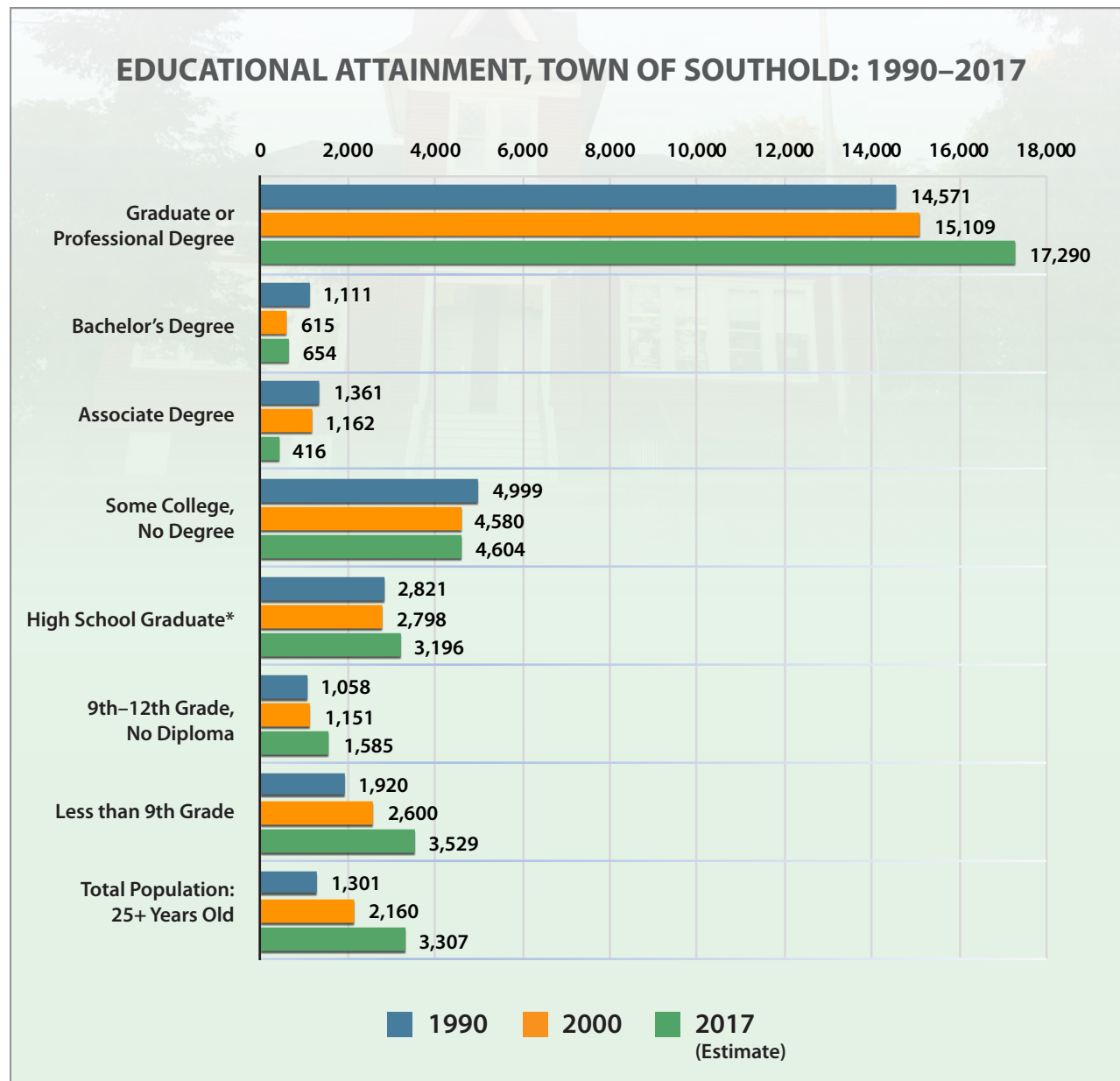
HOUSING VALUES OF OWNER-OCCUPIED UNITS BY HAMLET: 2017 (Estimate)						
Hamlet	Less than \$100,000	\$100,000 - \$199,000	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 - \$999,999	\$1,000,000 & Greater
Cutchogue	1.80%	2.70%	0%	43.90%	41.50%	10.10%
East Marion	1.10%	2%	1.70%	26.70%	56%	12.50%
Fishers Island	0%	0%	0%	13.70%	13.70%	72.50%
Greenport West	1.10%	1.90%	10.40%	40.20%	38.30%	8%
Laurel	0%	0%	3.90%	38.30%	54.10%	3.70%
Mattituck	3.80%	1.20%	4.40%	33.30%	49.60%	7.70%
New Suffolk	0%	0%	2%	20.20%	67.70%	10.10%
Orient	4.10%	0%	0%	15.20%	57.20%	23.40%
Peconic	0%	12.10%	0%	28.90%	51.60%	7.40%
Southold	6.80%	2.30%	5%	32.70%	48.10%	5.10%
Town of Southold	9.50%	2.20%	4.10%	28.50%	47.70%	8.10%
Suffolk County	3.60%	5.40%	17.80%	47.50%	21.50%	4.20%

Figure 2.13b



Source for both figures: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates

Figure 2.14



Source: U.S. Census Bureau

The ACS data were used for 2017 because the 2010 Census did not include a question about educational attainment.

* Includes high school graduate equivalency.

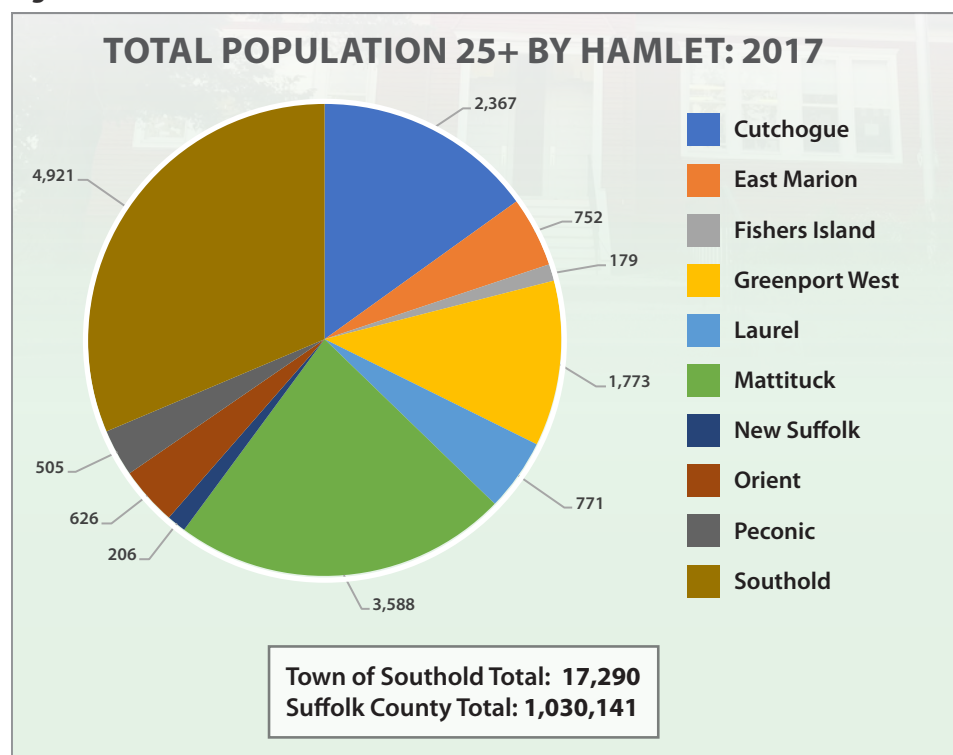
As shown in **Figures 2.14 and 2.15a**, the residents of Southold Town (ages 25 and older) have a high degree of educational attainment, with those having earned graduate or professional degrees composing

nearly 20 percent of its population. For the same category, Suffolk County's rate stands at nearly 16 percent. **Figure 2.15b** shows the 25 or older population by hamlet.

Figure 2.15a

EDUCATIONAL ATTAINMENT BY HAMLET (Population 25+): 2017							
Hamlet	Less than 9th Grade	9th-12th Grade, No Diploma	High School Graduate*	Some College, No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Cutchogue	2.70%	1.40%	17.20%	22.30%	11.30%	25.90%	19.20%
East Marion	4.30%	3.30%	25.70%	23.40%	5.30%	18.60%	19.40%
Fishers Island	1.10%	2.20%	40.80%	3.40%	0%	19%	33.50%
Greenport West	4.30%	2.90%	27.40%	17.40%	6.40%	18.60%	23.10%
Laurel	1.70%	1.80%	27%	14.70%	7.30%	16.30%	31.30%
Mattituck	4.80%	0.80%	31.40%	16.70%	7%	20.50%	18.80%
New Suffolk	0%	2.90%	14.60%	23.80%	3.90%	35.90%	18.90%
Orient	1%	3.80%	29.90%	20.30%	13.40%	18.40%	13.30%
Peconic	0%	9.10%	33.90%	16.40%	8.10%	7.90%	24.60%
Southold	1.80%	2%	24.90%	20.40%	11.90%	20.90%	18%
Town of Southold	3.80%	2.40%	26.60%	18.50%	9.20%	20.40%	19.10%
Suffolk County	4.60%	5.30%	28.40%	17.60%	9.20%	19.10%	15.80%

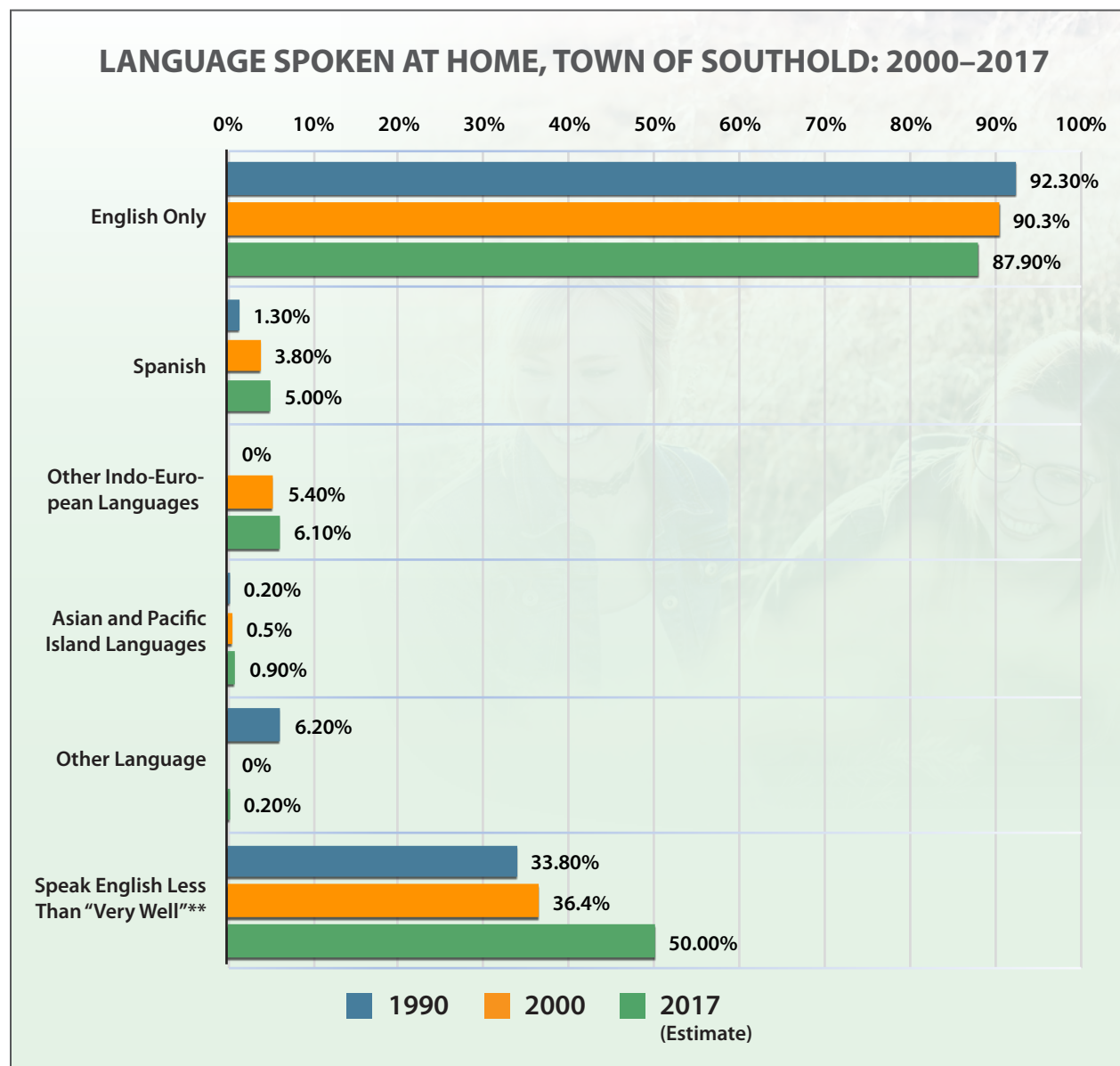
Figure 2.15b



Source for both figures: U.S. Census Bureau 2013-2017 ACS 5-Year Estimates

* Includes high school graduate equivalency

Figure 2.16



Source: U.S. Census Bureau, 2013–2017 ACS 5-Year Estimates Language Spoken at Home

* The total population aged 5 years and older shown above varies slightly from the total population aged 5 years and older, as illustrated in **Figure 2.3**. This is attributed to unequal response rates among various questions in the Census.

** Based upon population that speaks a language other than English.

The ACS data were used for 2017 because the 2010 Census did not include questions related to income.

Figures 2.16 and **2.17** represent the languages spoken by residents in the home. The use of English in the home dominates, with nearly 90 percent of households speaking it. After English, Spanish is the second-most spoken language at home, with 5 percent of the

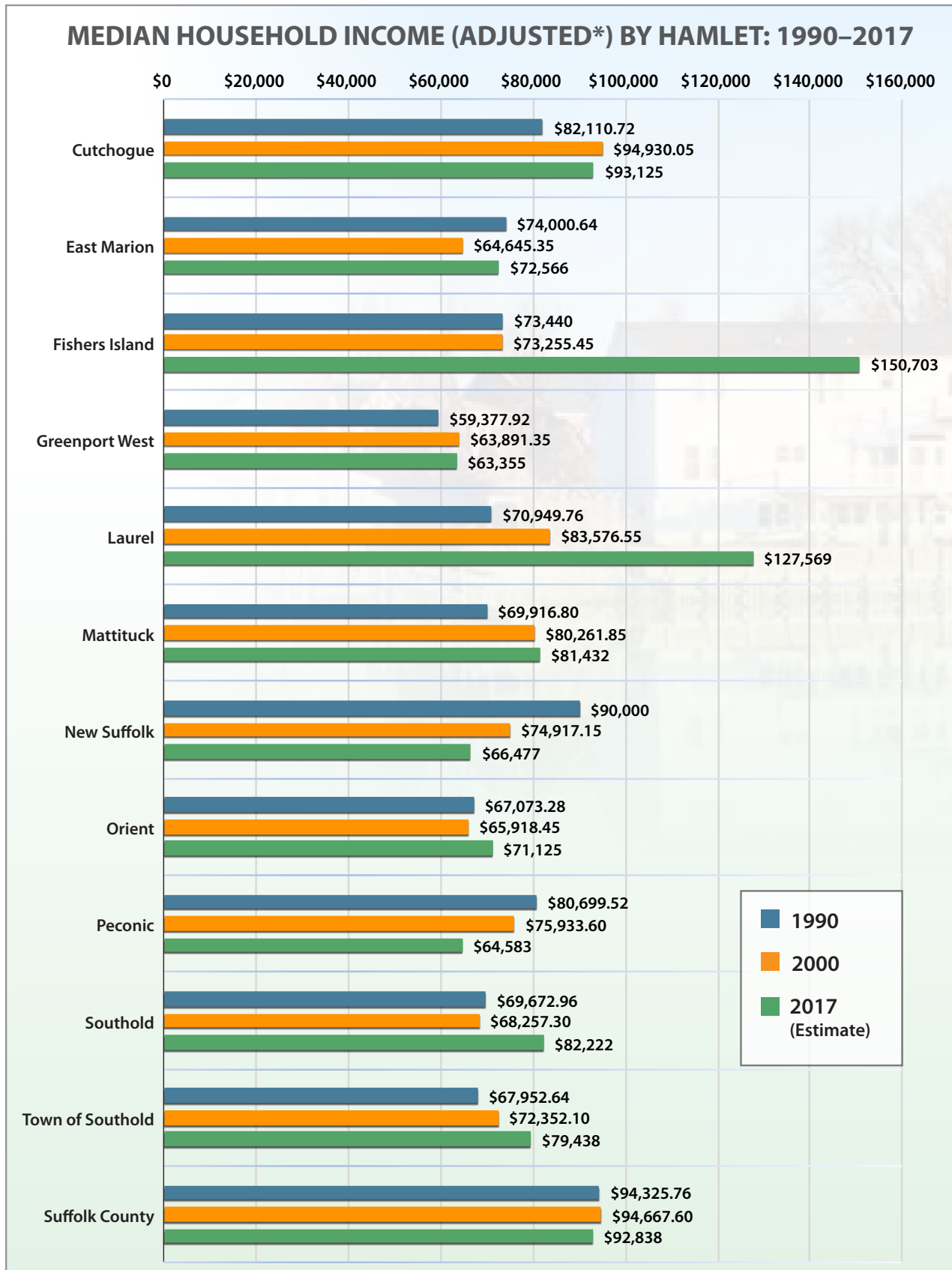
population estimated to use it in 2017. **Figures 2.18** and **2.19** represent median household income by hamlet from 1990 to 2017. Poverty status is shown in **Figures 2.20** and **2.21**.

Figure 2.17

LANGUAGE SPOKEN AT HOME BY HAMLET: 2017 (Estimate)						
Hamlet	English	Spanish	Other Indo-European Languages	Asian & Pacific Island Languages	Other Language	Population 5+
Cutchogue	87.10%	3.50%	6%	3.40%	0%	3,174
East Marion	83.50%	3.10%	13.10%	0.40%	0%	850
Fishers Island	92.90%	0%	7.10%	0%	0%	224
Greenport West	79%	15.20%	5.90%	0%	0%	2,033
Laurel	98.40%	0.90%	0%	0%	0.70%	900
Mattituck	90.50%	0.10%	8.60%	0.80%	0%	4,681
New Suffolk	100%	0%	0%	0%	0%	230
Orient	95.20%	3%	1.30%	0%	0.60%	706
Peconic	74.40%	19.80%	5.80%	0%	0%	536
Southold	90.30%	3.40%	5.90%	0%	0.30%	6,361
Town of Southold	87.90%	5%	6.10%	0.90%	0.20%	21,588
Suffolk County	77.30%	14.20%	5.80%	2.10%	0.60%	1,416,640

Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates

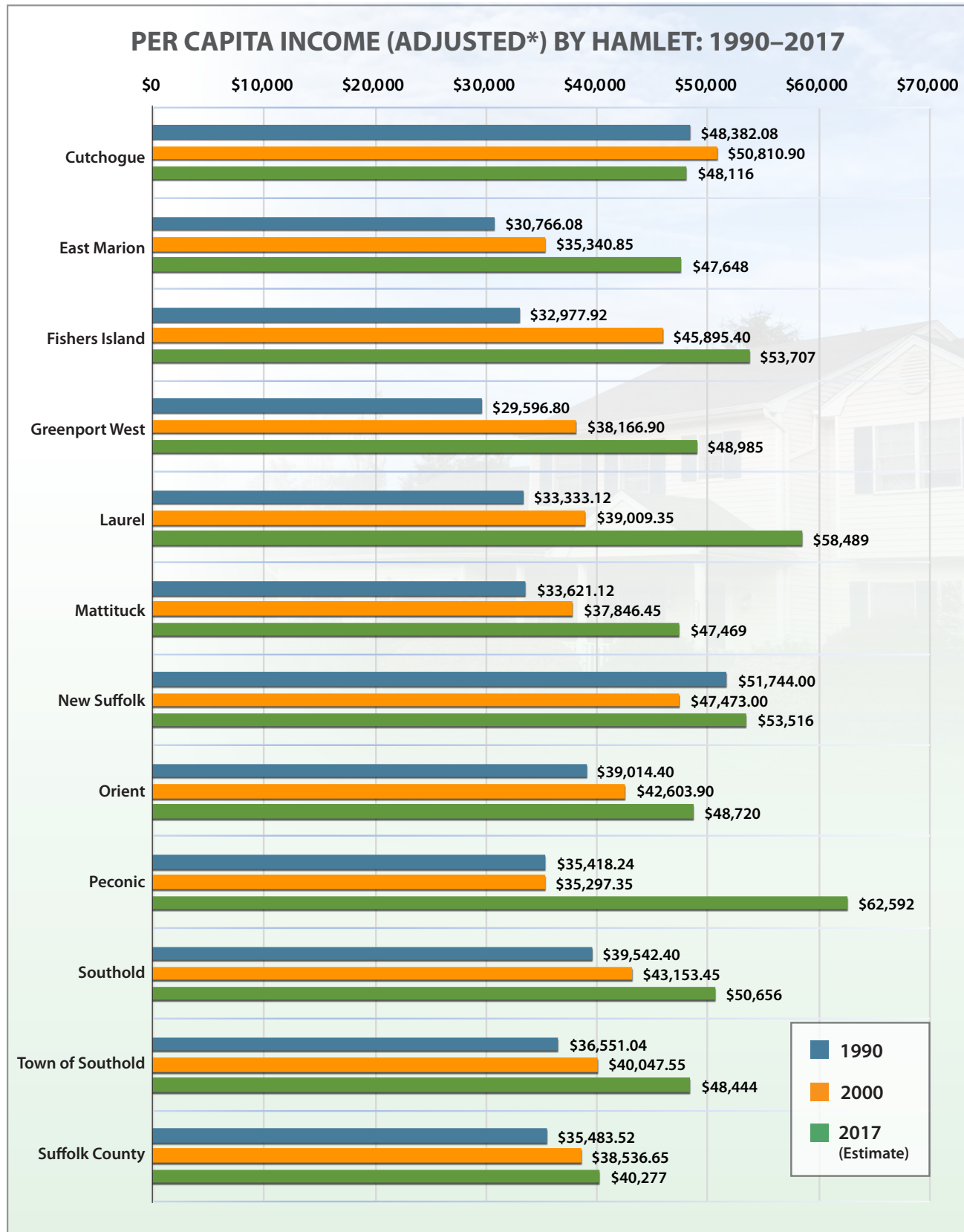
Figure 2.18



Source: U.S. Census Bureau, 2013–2017 ACS 5-Year Estimates; ESRI Business Analyst; CPI Inflation Calculator via Bureau of Labor Statistics
 The ACS data were used for 2017 because the 2010 Census did not include questions related to income.

* 1990 and 2000 data have been adjusted to reflect 2017 dollars.

Figure 2.19

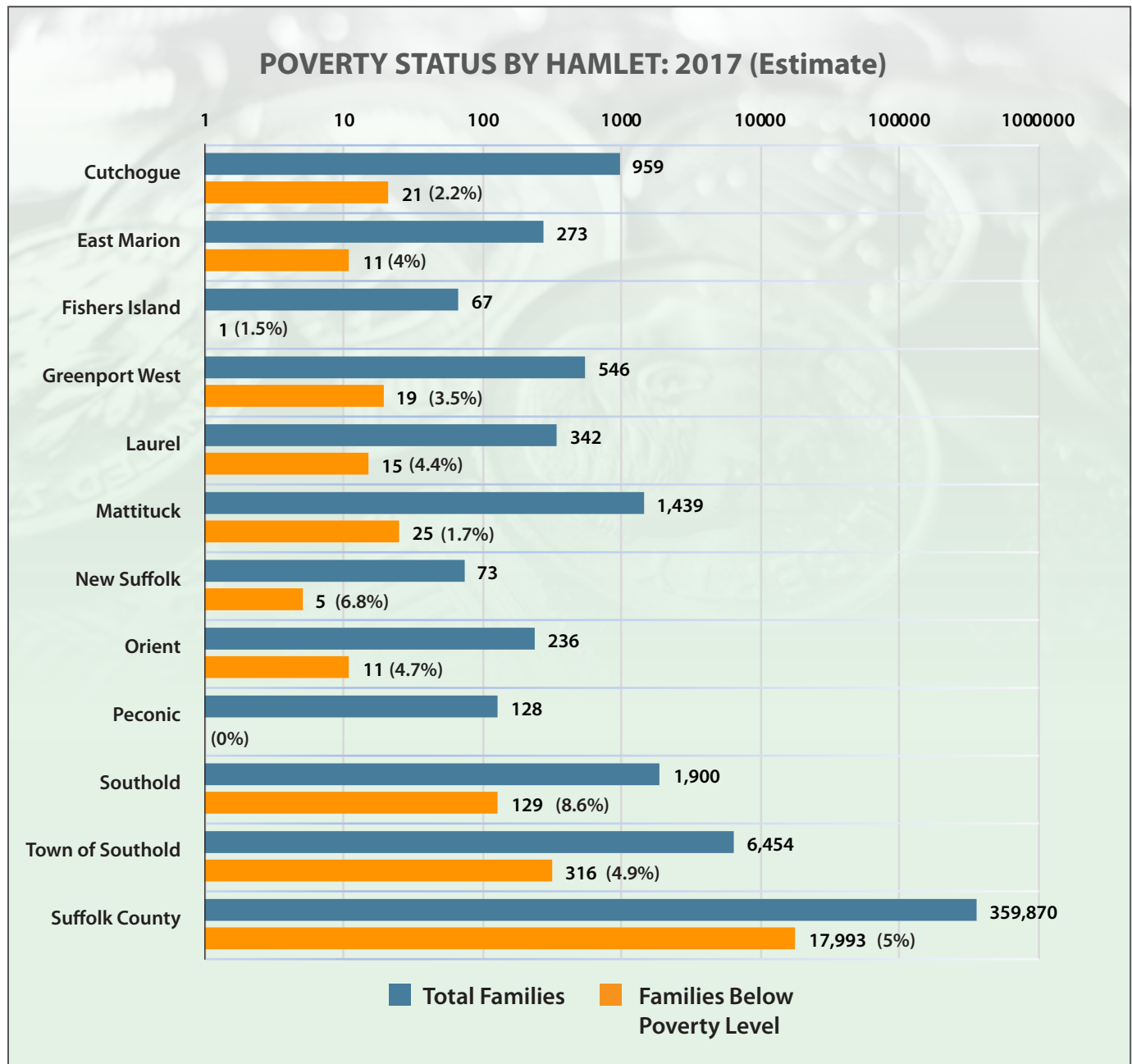


Source: U.S. Census Bureau 2013-2017 ACS 5-Year Estimate Selected Economic Characteristics; ESRI Business Analyst; CPI Inflation Calculator via Bureau of Labor Statistics

The ACS data were used for 2017 because the 2010 Census did not include questions related to income.

* 1990 and 2000 data have been adjusted to reflect 2017 dollars.

Figure 2.20



Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates Poverty Status of Families in the Past 12 Months

Figure 2.21

POVERTY STATUS, TOWN OF SOUTHOLD: 2000–2017						
Poverty Status	1990		2000		2017 (Estimate)	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Population*	19,622	--	20,599	--	21,928	--
Individuals Below Poverty Level	997	5.1%**	1,178	5.7%**	1,491	6.8%**
65+ Years Old	273	27.4%***	248	21.1%***	174	2.8%***
Total Families	5,785	--	5,871	--	6,454	--
Families Below Poverty Level	228	3.9%****	240	4.1%****	316	4.9%****

Source: U.S. Census Bureau, 1990 and 2000 Census; U.S. Census Bureau, 2013–2017 ACS 5-Year Estimates Poverty Status in the Past 12 Months
The ACS data were used for 2017 because the 2010 Census did not include questions related to poverty status.

* This represents the total number of individuals for whom the poverty status is determined.

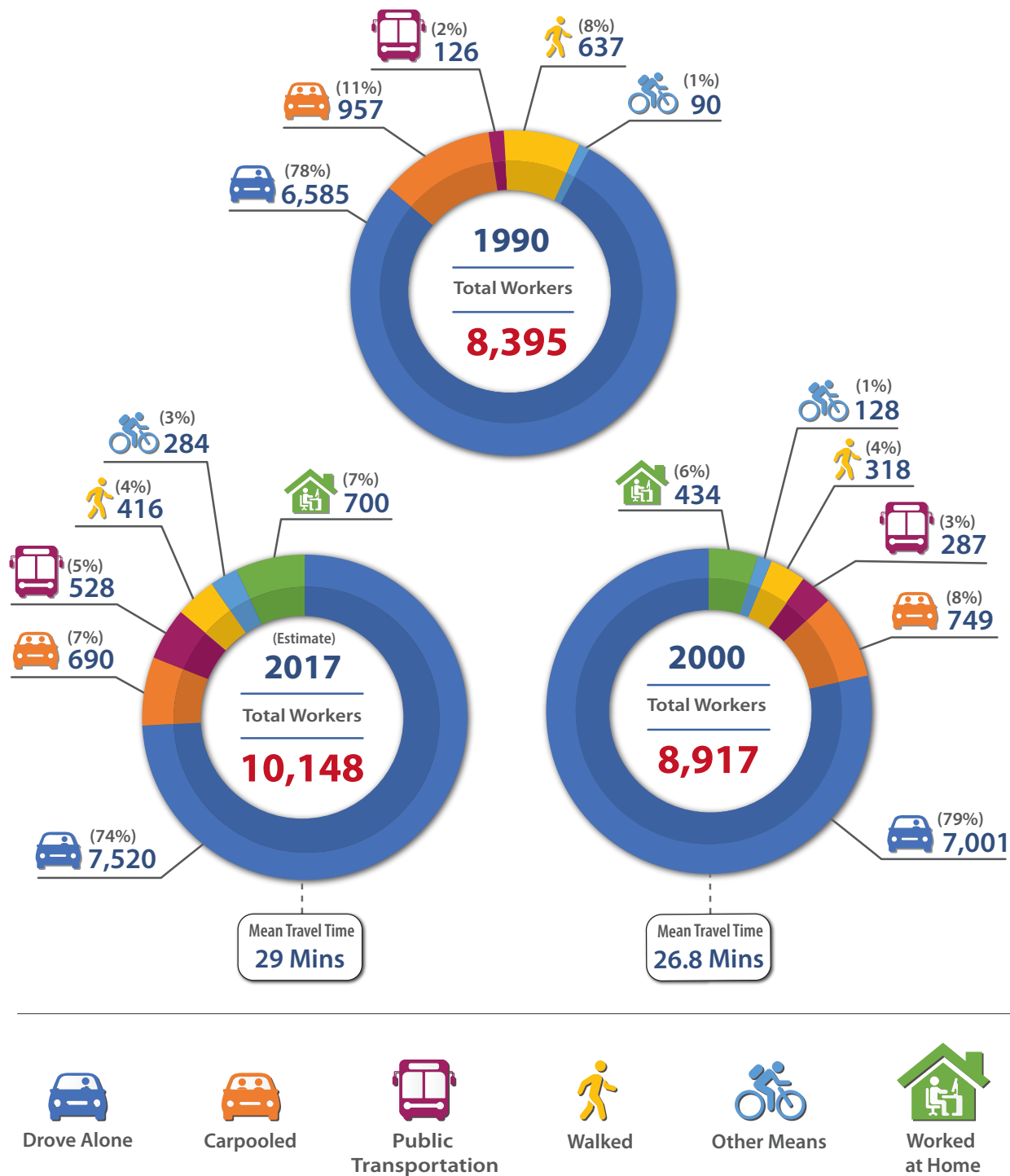
** This represents the individuals deemed to be below the poverty level, as a percentage of the total population for whom the poverty status is determined.

*** This represents the individuals aged 65 years and older deemed to be below the poverty level, as a percentage of the total number of individuals who are below the poverty level.

**** This represents the families deemed to be below the poverty level, as a percentage of the total number of families residing within the Town of Southold.

Figure 2.22

COMMUTING PATTERN ESTIMATES, TOWN OF SOUTHOLD: 1990–2017



Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates

ACS data were used for 2017 because the 2010 Census did not include questions related to commuting patterns.

"Public Transportation" includes rides via taxi; "Walked" and "Worked at Home" combined by the 1990 Census, whereas the 2000 Census broke them down separately; Mean travel time was only available for 2000 and 2017, not for 1990.

"Other Means" category includes transportation via motorcycle and bicycle, among others. Total workers numbers are for workers 16+ years old.

Figure 2.23

COMMUTING PATTERNS BY HAMLET: 2017 (Estimate)									
Hamlet	Workers 16+	Drove Alone	Carpooled	Public Transport*	Walked	Bicycle	Taxicab, or other means	Worked at Home	Travel Time to Work in Minutes
Cutchogue	1,395	79.80%	5.40%	3.90%	1.60%	0%	0.70%	8.60%	36
East Marion	354	79.10%	4.80%	0.80%	2.50%	0%	0%	12.70%	39
Fishers Island	131	26%	14.50%	19.80%	38.20%	0%	0%	1.50%	13
Greenport West	723	65.70%	6.10%	7.60%	7.50%	4.70%	0%	8.40%	26
Laurel	564	90.40%	1.10%	6%	1.10%	0%	0%	1.40%	21
Mattituck	2,406	78.70%	7.60%	2.20%	0.50%	0%	2.40%	8.60%	28
New Suffolk	105	66.70%	0%	0%	25.70%	0%	0%	7.60%	22
Orient	291	70.10%	2.70%	8.60%	2.70%	1.40%	1.40%	13.10%	40
Peconic	263	32.70%	46.80%	4.60%	0%	0%	0%	16%	16
Southold	2,995	74.20%	5.30%	7%	3.80%	0.10%	4.90%	4.70%	31
Town of Southold	10,148	74.10%	6.80%	5.20%	4.10%	0.60%	2.20%	6.90%	29
Suffolk County	731,210	79.70%	7.80%	6.40%	1.50%	0.20%	0.90%	3.60%	32

Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates Commuting Characteristics by Sex

The ACS data were used for 2017 because the 2010 Census did not include questions related to commuting patterns.

* Excludes transportation via taxi.

Figures 2.22 and 2.23 show commuting patterns of Southold Town. Commuters overwhelmingly drive alone to the workplace.

Figure 2.24 shows employment numbers by occupation for 2000 and estimated numbers for 2017 that have shown a small increase during the 18-year period. Employment numbers by hamlet and for six occupational categories as estimated for 2017 are shown in **Figure 2.25**.

Figure 2.24

EMPLOYMENT BY OCCUPATION, TOWN OF SOUTHOLD: 2000–2017		
Occupation	2000	2017 (Estimate)
Employed Civilian Population: 16+ Years Old	9,118	10,446
Management, Professional & Related	3,372	3,837
Service	1,412	1,870
Sales & Office	2,389	2,505
Farming, Fishing & Forestry	169	1,431**
Construction, Extraction & Maintenance	1001	
Production, Transportation & Material Moving	775	803

Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates Occupation by Sex and Median Earnings

** Farming, Fishing and Forestry occupations were combined with Construction, Extraction and Maintenance occupations were combined in the 2017 ACS 5-Year Estimates for Occupation by Sex and Median Earnings.

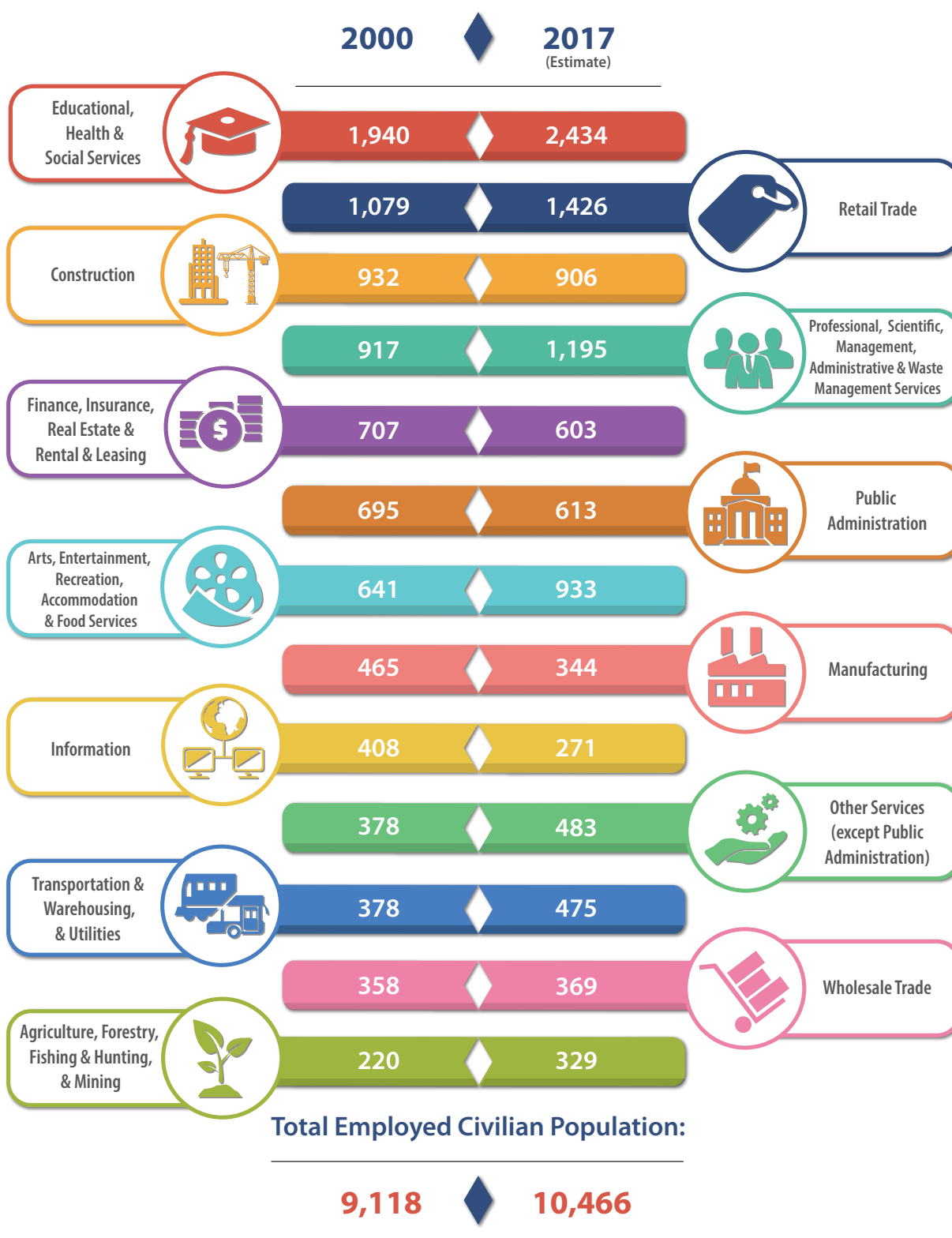
Figure 2.25

EMPLOYMENT BY OCCUPATION BY HAMLET: 2017 (Estimate)						
Hamlet	Management, Professional & Related	Service	Sales & Office	Natural Resources, Construction & Maintenance	Production, Transporta- tion, & Material Moving	Employed Civilian Pop. 16+
Cutchogue	42.60%	11.10%	26.80%	11.50%	8.10%	1,405
East Marion	47.80%	18.20%	22.10%	10.30%	1.70%	358
Fishers Island	24.40%	9.90%	39.70%	12.20%	13.70%	131
Greenport West	45.30%	19.30%	18.90%	6.80%	9.60%	730
Laurel	49.60%	16.50%	20%	13.80%	0%	564
Mattituck	36.40%	18.60%	18.30%	18.60%	8.10%	2,585
New Suffolk	27.10%	20.60%	39.30%	1.90%	11.20%	107
Orient	47.50%	18%	16.60%	13.60%	4.40%	295
Peconic	37.30%	16.30%	23.20%	18.60%	4.60%	263
Southold	31.40%	17.90%	28.60%	13.30%	8.70%	3,081
Town of Southold	36.70%	17.90%	23.90%	13.70%	7.70%	10,466
Suffolk County	38.40%	17.20%	25.70%	9.40%	9.40%	744,660

Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates Occupation by Sex and Median Earnings

Figure 2.26

EMPLOYMENT BY INDUSTRY, TOWN OF SOUTHOLD: 2000–2017



Source: U.S. Census Bureau, Census 2000; ESRI Business Analyst; U.S. Census Bureau, 2013–2017 ACS 5-Year Estimates Industry by Sex for the Civilian Employed Population 16 Years and Over

Figure 2.27

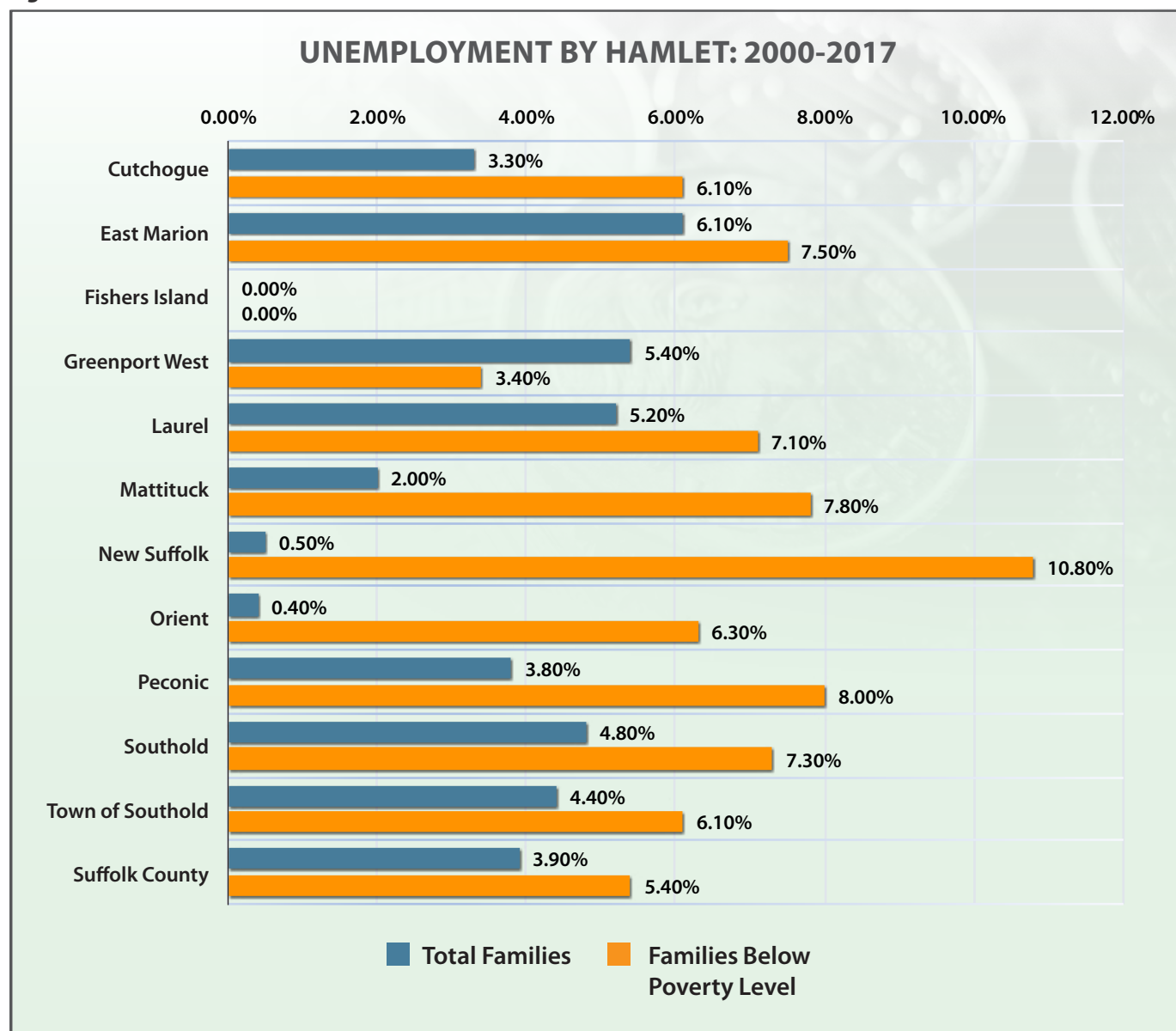
EMPLOYMENT BY INDUSTRY BY HAMLET: 2017 (Estimate)												
Hamlet	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold	Town of Southold	Suffolk County
Agriculture, Forestry, Fishing & Hunting, Mining	6.90%	0%	24.40%	2.30%	1.40%	4.90%	0%	6.40%	29.70%	0.50%	3.80%	0.50%
Construction	7.90%	13.70%	12.20%	7.30%	11.90%	8.10%	0%	11.90%	3.40%	8.10%	8.70%	7.60%
Manufacturing	4.10%	4.50%	1.50%	6.40%	2%	1.80%	0%	0%	0%	3.60%	3.30%	7.30%
Wholesale Trade	1.30%	2.20%	0%	0%	7.10%	2.70%	6.50%	0%	3.80%	6.10%	3.50%	3.40%
Retail Trade	19.40%	5.60%	19.10%	10.70%	19.90%	13.40%	29%	6.40%	14.80%	10.70%	13.70%	11.70%
Transportation & Warehousing, Utilities	3.30%	1.70%	1.50%	3.60%	0%	6.50%	2.80%	3.70%	4.60%	5.50%	4.50%	5.50%
Information	4.60%	3.10%	0%	0%	0%	2.20%	0%	6.10%	6.80%	2.70%	2.60%	2.60%
Finance, Insurance, Real Estate, Rental & Leasing	6.60%	4.70%	5.30%	9.70%	0%	4.30%	4.70%	4.70%	8%	6.90%	5.80%	6.90%
Professional, Scientific, Management, Administrative, Waste Management	9.40%	9.20%	4.60%	16.60%	17.20%	13.30%	0%	22%	14.40%	8.60%	11.40%	11.70%
Educational, Health & Social Services	19.90%	37.20%	19.80%	21.90%	22.50%	27.30%	24.30%	22.70%	4.20%	19.90%	23.30%	26.70%
Arts, Entertainment, Recreation, Accommodation & Food Services	6.30%	2.20%	6.10%	15.50%	6%	10%	15.90%	11.90%	5.70%	8.90%	8.90%	7%
Other Services (except Public Administration)	2.30%	8.90%	3.10%	5.10%	12.10%	3%	1.90%	4.10%	0%	6.70%	4.60%	4.30%
Public Administration	8.10%	7%	2.30%	1%	0%	2.50%	15%	0%	4.60%	11.80%	5.90%	4.60%
Employed Civilian Population: 16+ Years Old	1,405	358	131	730	564	2,585	107	295	263	3,081	10,446	744,660

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates Industry by Sex for the Civilian Employed Population 16 Years and Over

Figures 2.26 and 2.27 show employment by hamlet in 13 different industries as estimated for 2017.

Figure 2.28 is a representation of unemployment by hamlet from 2000 to 2017.

Figure 2.28



Source: U.S. Census Bureau, 2010 Census

LAND USE & ZONING

June XX, 20XX

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LAND USE & ZONING

Land use patterns, together with zoning regulations, are key aspects of how a community functions and develops. By examining current land use and zoning regulations, we can determine what is working well and what may need to change to ensure that future growth is sustainable and that the high quality of life in Southold Town continues to be a priority.

This chapter provides an overview of land use and zoning in Southold Town and presents broad goals for future land use and zoning to achieve the vision in this plan. It describes current land use and zoning regulations to set the stage for discussion of how future development would be possible under the current regulations, also called a “buildout analysis.” The development trends affecting the Town and their influence on land use and zoning decision-making are discussed. Figures containing current land use and zoning for Southold Town can be found at the end of this chapter (see **Figures 3.24** and **3.25**). Finally, the Town’s overall goals and objectives are listed, with each hamlet receiving an individual treatment of its particular goals and objectives.

Existing Conditions

Land Use

One of the defining features of the character of Southold is its agriculture, which helps keep the Town’s economy diversified and strong. In 2015, agriculture encompassed over 10,000 acres, or 30 percent of the total land, a number that has decreased only slightly since 2000, when it was 10,500 acres. Nearly half, or more than 4,700 acres, of Southold’s agricultural lands are in fact protected from conversion to other uses. In this way, agriculture will remain a vital part of the culture and character of the Town, even as agricultural practices change and evolve.

Table 3.1 describes the approximate acreage found in 10 key land use categories.

Table 3.1 Land Use in Southold Town

Land Use	Acres	%
Residential	10,886	33
Agriculture	10,008	30
Recreation & Open Space	4,488	14
Vacant	3008	9
Transportation	2,404	7
Institutional	1,360	4
Commercial	629	1.8
Industrial	216	0.6
Utilities	236	0.7
Waste Handling	115	0.3
Total Acres	33,350	

Acreage does not include the 2,100 acres of underwater land in the jurisdiction of the Town.

This table represents the best available data on land use at one point in time, and as such is an estimate that changes over time rather than a static number.

The largest land use category in Southold is residential, primarily in single-family homes at relatively low densities, and Southold’s character is influenced greatly by the nature of this residential stock. Residential uses in Southold cover 10,900 acres, or 33 percent of the land, a 7 percent increase since 2000, when that number was 10,164 acres.

There are 13,818 housing units according to the Town’s count from February 2019. The average density of homes town-wide is 0.4 housing units per acre (or over 2 acres for every house); however, this average density does not reflect the true density of any given neighborhood. Pockets of much higher density exist in every hamlet, as do large blocks of open space and farmland.

“Density” describes the distribution of homes and people throughout a specific geographic area, but another aspect to consider that affects the population

is how these homes are used. Most homes in the Town are lived in year-round, but a significant percentage are considered seasonal. This seasonal use varies greatly in frequency, with people using their seasonal home every weekend year-round, or for six months out of the year, or sometimes only for a few weekends in the summer, with many other variations. Homeowners, both year-round and seasonal, may also rent their homes for added income.



The second largest land use category in Southold is Agriculture, with 30 percent of the land, or just over 10,000 acres. The high percentage of town land in agriculture reflects a cultural heritage that is valued and represents a distinguishing aspect of the North Fork of Long Island. Preservation of the rural character of the Town has been and continues to be a goal of Southold's vision for its future.



The third largest land use category is Recreation and Open Space at 4,488 acres, or 13 percent of the land, a significant increase from 1,275 acres in 2000. This category includes parks, playgrounds, playing fields, and open space created by new subdivisions. The increase over the past nearly 20 years can be attributed to the citizens of Southold Town making land preservation a priority, most notably in 1998 by the enactment of the Community Preservation Fund, a dedicated funding source for preserving land. Open space and the Town's natural beauty are important aspects of the Town's

character. The topics of land preservation and recreation are discussed in further detail in Chapter 10, "Land Preservation," and Chapter 13, "Parks & Recreation."

Vacant land, which is neither developed nor in agricultural use, accounts for 9 percent of the land, or 3,008 acres scattered throughout the Town. Transportation uses, including roads, related drainage areas, and the railroad, cover over 2,400 acres, or 7 percent of the total land area. Institutional uses, including cemeteries, schools, and government-owned land cover about 1,360 acres, or 4 percent of the total. This number is higher than might be expected due to a few significant federal government holdings including the 816-acre Plum Island.

There is a small percentage of land in commercial use at 629 acres, or 2 percent of the total. Grocery stores, shops, restaurants, offices, service businesses, and other typical commercial development occurs here, all at a small scale in keeping with the small-town character of Southold. An economic analysis conducted for Chapter 7, "Economic Development," found that some retail needs of the population are not being met by the stores in Southold. According to most residents, however, they prefer going to nearby Riverhead, a regional hub of big box stores, to having large-scale retail stores in Southold.

The amount of land in industrial uses is small, at 216 acres, or less than 1 percent of the total. The growth that has occurred in industrial uses over the past few years has been countered by some attrition, but industrial uses remain important for employment opportunities and the Town's tax base.

Zoning

The Town's land use regulations contain the zoning code with the zoning districts, and all land in the Town has been assigned a zoning district. A zoning district describes how much and what type of development may occur on the land. Some zoning districts restrict the uses that are allowed to only a few, while others allow a wide variety of uses. For example, the Residential-40 district is primarily for residential uses and little else, and the Hamlet Business district allows for a long list of uses including residential, commercial, or a mix of both.

In Southold, there are 19 zoning districts (see **Table 3.2**). Each has its own set of rules that can be found in detail in the Southold Town Code (<http://ecode360.com/SO0452>).

Table 3.2 Zoning Districts and Area Covered

District Name	Abbr.	Description	Acres*
Agricultural-Conservation	A-C	Agriculture and Residential	8,668
Residential 80	R-80	Low-Density Residential and Agriculture	5,002
Residential 40	R-40	Low-Density Residential	6,062
Residential 120	R-120	Low-Density Residential and Agriculture	686
Residential 200	R-200	Low-Density Residential and Agriculture	343
Residential 400	R-400	Low-Density Residential and Agriculture	1,064
Hamlet Density	HD	High-Density Residential	154
Affordable Housing	AHD	High-Density Residential (Moderate Income)	72
Resort Residential	RR	Resorts/Hotels/Motels/Vacation Condos	83
Residential Office	RO	Residential and Business Offices	86
Hamlet Business	HB	Commercial/Offices/High-Density Residential	148
Limited Business	LB	Commercial(limited)/Offices/Low-Density Residential	102
General Business	B	Commercial/Offices/Some Residential	154
Marine I	MI	Marinas and Related Businesses (less intense uses)	17
Marine II	MII	Marinas and Related, Hotels, Ferries (more intense)	111
Light Industrial Park/Planned Office Park	LIO	Industrial Park/Office Park	79
Light Industrial	LI	Light Industrial uses	161
Plum Island Research	PIR	Plum Island only – Research and Education	155
Plum Island Conservation	PIC	Plum Island only – Education and Conservation	437
Historic Preservation	HP	Uses suitable for adaptive re-use of historic buildings (Floating zone added in 2017)	0

* Lands used for transportation (roads, drainage), wetlands, protected open space, and underwater lands are not included in the zoning district total acreages, except R-400 includes protected lands. Industrial zones exclude land protected from development.

Residential districts make up over 94 percent of the zoning in Southold, in contrast with only 4 percent in commercial and industrial zoning.

Current land use and zoning are only part of the picture when it comes to assessing how land might be developed in the future. Additional factors that affect the land's potential for development include whether a parcel can be subdivided or whether there are environmental constraints for development (e.g., floodplains or wetlands). These factors have been evaluated using the Town's Geographic Information System (GIS) to demonstrate the future development potential in Southold.

Buildout Analysis

A buildout analysis uses the current zoning, parcel size, and other factors to estimate how much more development could occur if all the property that could

be was developed to the fullest potential allowed by zoning. It is important to note that a buildout estimate is theoretical in that the actual future buildout may not reach the numbers in the estimate. Therefore, the buildout analysis must be considered carefully to fully understand the implications.

In assessing the buildout potential, both residential and commercial/industrial buildout were considered. The majority of the land available for new development is zoned residential, so the majority of future development will likely be new homes. In addition, although the total land area zoned for commercial and industrial uses is only a small fraction of the total land area (2.5 percent), the potential impacts of the development of that land could be significant. Most of the commercially zoned land is highly visible along main roads, and commercial uses have the potential to generate more traffic than residential uses. Therefore, evaluating all future development potential is important.

Methodology for Buildout Estimates

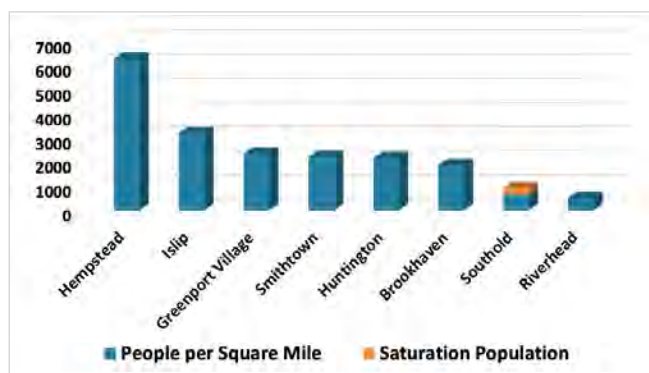
The theoretical buildout calculations exclude land that is protected, is not buildable for various reasons, and accounts for the space needed for new roads. The buildout scenario estimate for residential units was calculated by adding the buildable single and separate lots together with the estimated number of lots from land that could be subdivided in the residential zoning districts.

The full build-out scenario estimate for commercial and industrial uses was calculated using the maximum lot coverage permitted by Town Code for each zoning district (B, HB, LB, LI, LIO, MIL, RR) multiplied by the amount of buildable and available land in those zoning districts.

How Buildout Affects Population Density

Another way to understand the development density of our Town and the relative impacts of an increase in that density is to compare the people per square mile, otherwise known as population density, with that of other locations. **Figure 3.1** compares the population density in Southold with those of other places on Long Island (as of the 2010 Census). **Figure 3.1** also includes the “saturation population” for Southold, which is another way to describe the theoretical buildout population. These numbers include the seasonal populations.

Figure 3.1 Population Density Comparison: Southold to Other Places on Long Island



The full build-out scenario for residential development is unlikely to occur given the Town’s ongoing land preservation program that is supported by the Community Preservation Fund and supplemented by other land preservation programs at the county, state, and federal levels. The Town remains committed to preserving as much land as possible as demonstrated in the goals of Chapter 10, “Land Preservation.” The full residential buildout is unlikely given our strong agricultural

industry, which is diverse and adaptable, and occupies much of the land available for development.

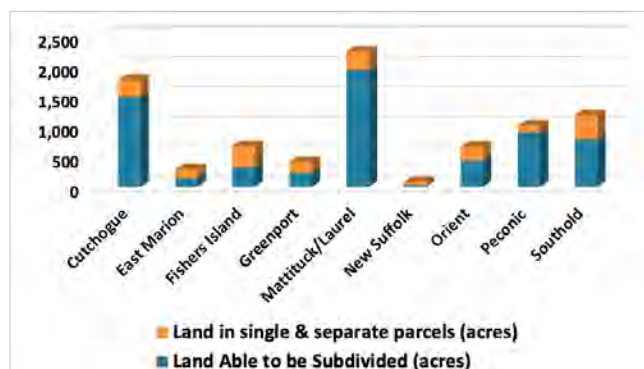
When considering potential future impacts of additional residential development in the future, it is important to understand that nearly 40 percent of all homes currently in Southold Town are considered seasonal, meaning their owners do not live in them full time. The proportion of seasonal to year-round homes is likely to increase.

Residential Buildout

For the residential buildout, there are over 8,357 acres available for future residential development. Over 75 percent of this land would have to be subdivided into new house lots before new homes could be built there. Theoretically, if all of that land were subdivided to its fullest potential, another 2,538 house lots would result. Subdivision of all of the available land is unlikely to happen for several reasons discussed in more detail below. Of note with regard to residential subdivisions is the stipulation that any parcel of 7 acres or more is required to preserve 60 percent as open space. While this does not affect the number of new house lots created, it does affect the amount of land that could be developed.

The remaining land area in residential zoning that is available for development, 2,048 acres, exists as individual vacant building lots that cannot be further subdivided. They are scattered throughout the Town, some as vacant lots in existing neighborhoods, others in subdivisions that have never been developed. There are approximately 1,840 of these lots in Southold Town. The amount of land that is in single lots versus the amount that is able to be subdivided in each hamlet is summarized below in **Figure 3.2**.

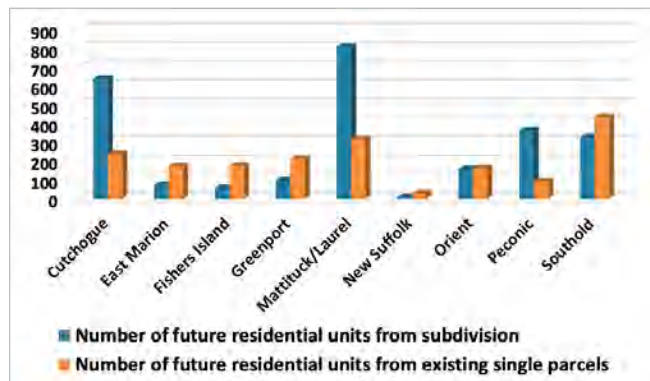
Figure 3.2 Land Available for Residential Development



By adding the potential new lots from subdivisions to the existing lots, the potential for another 4,378 single-family homes to be built in Southold is created. Nearly

half (1,840) of those new homes would be on building lots that already exist, while the remaining (2,538) would have to be created through the subdivision process before they could be developed. The amount of future residential units possible in each hamlet is shown in **Figure 3.3**. With 13,818 housing units already existing, another 4,378 homes represents a 32 percent increase in the number of homes in Southold Town (not including the Village of Greenport).

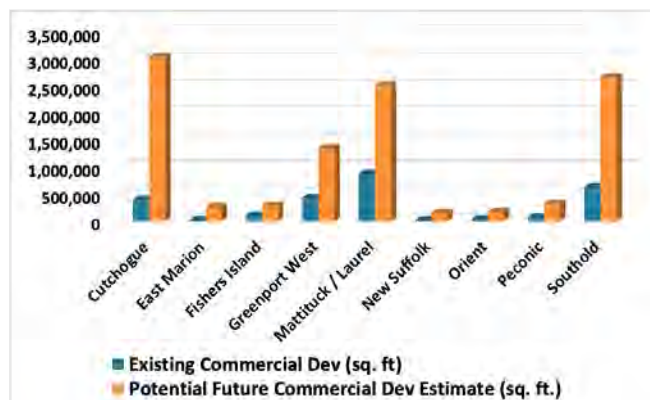
Figure 3.3 Future Residential Units Possible by Hamlet



Commercial & Industrial Buildout

The commercial and industrial build-out scenario calculates the potential square feet of commercial or industrial development as compared with the existing development. **Figure 3.4** provides the amount of existing versus total future potential square footage of commercial and industrial development by hamlet. The future potential includes the existing. As seen in the figure, several hamlets have the potential to drastically increase the amount of commercial and/or industrial square footage of building area. There are constraints on future development, one being the Suffolk County Department of Health regulations on the amount of development as it relates to the amount of sewage permitted.

Figure 3.4 Existing and Potential Future Commercial/Industrial Development by Hamlet



Cutchogue has the highest amount of potential growth, which is mainly due to a very large area of undeveloped industrial land on the north side of Suffolk County Route 48, bounded by Depot and Cox Lanes and Oregon Road, as well as a significant amount of undeveloped land zoned Hamlet Business. The second-highest growth potential is in Southold, due to the existence of over 71 acres of Hamlet Business-zoned land, much of which is currently in residential use or underdeveloped. In Mattituck/Laurel, the potential growth areas are mainly in the General Business zones towards Laurel along New York State Route 25.

It is useful to note that commercial development currently is about 24 percent of the overall potential, leaving a significant amount of growth potential in the years to come. Due to the Town's geography as a peninsula and its role as a tourist destination, future commercial development will be difficult to predict and will not necessarily follow the trends seen in other parts of Long Island.

Development Rate Trends

The rate of development is an additional factor to consider when contemplating the buildout scenario. The U.S. Census provides the total number of housing units every 10 years, providing a long view of the rate of residential development. If we look at the increase in the number of housing units each decade beginning in 1980, we can calculate the rate of development during that time. **Table 3.3** describes the numbers and percent increase in housing units during those census intervals.

Table 3.3 Housing Units Counted During the 1980, 1990, 2000 and 2010 U.S. Census

United States Census Year	# Housing Units*	Change in # of Housing Units	% Increase
1980	9,845		
1990	11,845	2,000	20
2000	12,694	845	7
2010	14,186**	1,491	11

* Excluding Greenport Village.

** Note this number is slightly different than that for Town data for existing residential dwelling units.

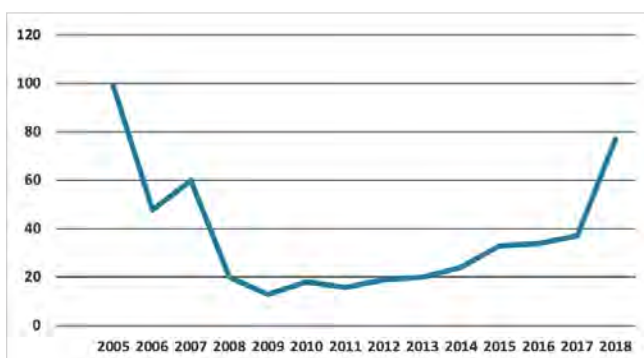
From 1980 to 1990, about 2,000 housing units were added, 845 between 1990 and 2000, and 1,491 between 2000 and 2010. The average rate of increase

in housing units every 10 years during those 30 years was 13 percent. From our own data, we know that in the 10 years between 2009 and 2018, 291 homes were added, which is a lower rate of development than in previous decades.

In addition to the data from the U.S. Census, Southold Town has closely tracked its overall land development as compared with land preservation since 2004, with a goal to preserving as much land as possible, particularly on larger tracts in the target zones of AC, R-80, and R-40 zoning districts, where the majority of the Town's farmland is located. According to the Town's Tracking report, from 2004 to 2018 the total amount of land that was developed was 519 acres, with 2,218 acres preserved. During that same time from 2004 to 2018, 168 new house lots were created by subdivisions in the target zones. That number would likely have been much higher had it not been for land preservation efforts by the Town and other entities. Chapter 10, "Land Preservation," contains more detail about these efforts.

The rate of development can also be measured by the number of building permits issued for new construction each year. The trend shows that the rate is rising from a low point of 13 in 2009, with numbers up almost 50 percent in 2018 from the year before (see **Figure 3.5**).

Figure 3.5 Number of Residential Building Permits for New Construction*



* Measured by building permits for new residential construction per year.

The rate of development data shows that the theoretical buildout scenario would take many years to accomplish. Another consideration is that much of the land available for development is in agricultural use. Of the 6,310 acres that could be subdivided into more lots, 5,200 or 82

percent are in agricultural use. Since 1995, the amount of agricultural land has remained steady at about 10,000 acres, which demonstrates the industry's ability to adapt over time and remain viable. The continued robustness of the agricultural sector will slow the conversion of land from agriculture to residential development. In addition, continued land preservation will mean less available land for development. With these two factors in place, the actual buildout will likely be lower than the numbers identified in the buildout analysis. Chapter 9, "Agriculture," and Chapter 10, "Land Preservation," cover these topics in more detail.

The rate of commercial and industrial development is not easily tracked due to a lack of available data. While knowing the past trends would be helpful, they would not necessarily predict the future. The growth potential identified in the buildout analysis is the best indicator of what is possible over time. Analyzing it to identify potential future impacts and to inform future zoning and land use planning is a good starting point. For example, the transportation analyses performed for the plan took into account the commercial/industrial buildout figures as a way to estimate future traffic in the area.

Handling Future Development

Although future actual buildout is expected to be much lower than the theoretical buildout, especially in terms of residential development, there will be significant growth over time. The Town must take steps to ensure it is prepared to handle the increased pressure on its resources. The land use regulations and zoning as they are today have served the Town well; however, most of the regulations are 30 years old. They must be closely evaluated to ensure that the balance between quality of life and economic prosperity is maintained. In addition, economic and demographic changes must be anticipated, and the land use regulations updated appropriately to reflect those changes.

Below are broad goals that will help the Town prepare for the challenges ahead. Subsequent chapters in this plan deal with these goals in more detail and include a closer look at the Town's transportation and infrastructure, environment, water quality and quantity, economy, housing, agriculture, land preservation, human services, natural hazards, and parks and recreation.

GOALS AND OBJECTIVES: TOWN-WIDE



This section contains goals that apply town-wide. Most of the town-wide goals are also applicable to individual hamlets. The first 3 goals have specific objectives that relate directly to land use and zoning. Goals 4 through 13 are broad. Each has an entire chapter in this plan dedicated to that topic with specific goals and objectives.

Goal 1: Update Town Code

Revise the Town Code, particularly the Zoning Chapter and other Land-Use-related chapters, to be easier to use.

Improve clarity, eliminate inconsistencies, and update obsolete wording where needed.

Refer to other chapters of this Comprehensive Plan for additional recommendations regarding updating the Town Code.

The following are objectives that will help achieve the goal of updating the Town Code to make it easier to use, with more clarity and consistency. Other objectives may be added during the implementation phase of the update.

Objective 1.1

Add a table to the Zoning Chapter listing all the permitted uses in the left column, and each zoning district across the top.

Objective 1.2

Re-write each zoning district to eliminate the need to refer to other zoning districts for the complete list of uses.

Objective 1.3

Eliminate inconsistencies and contradictions within the Town Code. The following are two examples:

- A** | Farm stand rules are listed in two places with different standards.
- B** | Exterior lighting rules are listed in two places with different standards.

Objective 1.4

Review definitions.

- A** | Ensure definitions are consistent among chapters.
- B** | Define all uses listed under Permitted, Special Exception, Accessory Uses in the Zoning Chapter.

Objective 1.5

Change obsolete terminology to more easily recognizable terms.

- Example: Substitute “car wash” for “automobile laundry.”

Objective 1.6

Revise the code to provide more clarity about the development process, including but not limited to the following:

- A** | Site Plan Applicability Section to provide more clarity on when a site plan is required.
- B** | Landscaping requirements on commercial and industrial sites.
- C** | Parking schedule.
- D** | Special Exception Uses.
- E** | Residential Site Plans.
- **Responsible Parties:** Planning Board
- **Funding:** Grants

Goal 2: Review and Update Zoning Town-Wide

Ensure that the existing zoning is appropriately located, uses are of the appropriate scale and intensity for the location, and all are consistent with the other goals of this plan.

Zoning must achieve a balance between the built and natural environment, and between commercial and residential uses, while allowing for the strengthening of the economy. The economy and demographics of Southold and the region have changed significantly since 1989 when most of the current zoning was put in place. Since then, incremental changes to those zoning districts have helped the code adapt; however, a more thorough and comprehensive look at the zoning is warranted to ensure it achieves balance, supports economic development in the appropriate locations at the appropriate scale, and protects quality of life.

This goal relates to Chapter 5, “Community Character,” and Chapter 7, “Economic Development,” as well as to goals from previous plans including the Hamlet Stakeholders’ work from 2005 to 2009, and the public input from meetings on land use held in 2014 and 2015, during which people attending the meetings expressed concern about the distribution and uses in some of the current zoning districts.

Following is a list of objectives that will help achieve this goal. Other objectives may be added during the implementation phase of the update.

While no parcel-specific zone changes are proposed in these objectives, the types of zoning and circumstances that may be considered for future changes are identified. Any changes to specific zoning or parcels would happen after this plan is adopted, during the implementation phase of the plan. All potential changes would only be contemplated after considerable analyses and public discussion are conducted.

Objective 2.1

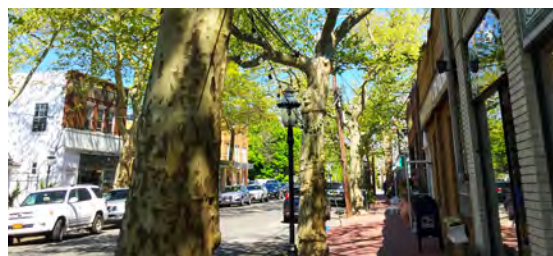
Review zoning for commercial and industrial districts.

A | Hamlet Centers Zoning Update

- 1 |** Strengthen the hamlet centers through innovative, mixed-use zoning with consideration given to design standards.

This objective is related to issues discussed in Chapter 5, “Community Character,” and Chapter

7, “Economic Development.” Each hamlet center has a level of economic activity that is tied together with a unique character that the residents of each hamlet have expressed a strong desire to maintain. Introducing a more flexible type of zoning based on design standards in the hamlet centers could help retain community character better than that currently in place, while also encouraging businesses to expand or locate in the hamlet centers by making it easier to do so.



Mattituck Hamlet Center

Current zoning rules have strict requirements for building setbacks that must be applied the same way to all parcels regardless of size or shape. Parcels in the hamlet centers are typically small, and some are narrow in width, making their development challenging with this “one-size-fits-all” approach. New businesses such as retail stores that could bring much-needed foot traffic to a hamlet center are drawn away from the hamlet centers in search of parcels that are easier to develop.

Changing the code in the hamlet centers to allow for more flexibility in use and design could retain and attract thriving businesses that generate and support foot traffic in the hamlet centers, and in turn lead to a stronger local economy. Relying more on design standards and less on traditional bulk schedule requirements will introduce flexibility in zoning by using scale, form, and function to determine the size and location of new commercial buildings.

Analyses required to investigate design standards in the hamlet centers:

- a |** Inventory, review, and analyze candidate parcels for the following:
 - Size
 - Shape
 - Current use
 - Surrounding uses

- b |** Comparison models of potential impacts of proposed changes to the code:
 - Intensity of development
 - Traffic
 - Building sizes, lot coverage
 - Sanitary flow
 - Tax base analysis
 - c |** Model each hamlet center for overall size and other adjacent zoning and uses.
 - d |** Parking assessments for each hamlet center.
- 2 |** Provide for different levels of intensity for certain uses in the hamlet centers based on the available infrastructure.

Finding a solution to the one-size-fits-all zoning in the hamlet centers was a frequent concern among the Hamlet Stakeholders and the public during input meetings about this plan. It is important to recognize that each hamlet is unique in scale and supporting infrastructure and adjust the code to account for those differences. This approach will help protect the community character of the hamlets.

As each hamlet center has a different level of supporting infrastructure that defines what level of build-out could or should occur, infrastructure initiatives should be evaluated on an individual hamlet basis. In addition to stormwater, public water supply, electricity and natural gas service, and communications networks, “infrastructure” includes amenities like parking. Some of the hamlets have municipal parking lots, and some have very little public parking. Most hamlets have public water available, but not all of them do. For those areas that have less infrastructure, some uses allowed in the hamlet centers may be too intense and result in an erosion of the quality of life for residents. Currently the zoning does not identify the appropriate level of infrastructure for most uses.

An analysis of the appropriate level of infrastructure required for the various uses would provide guidance on where the code might be amended to account for the differences among hamlet centers. Once identified, conditions or performance requirements could be added to some of the more intense uses to ensure they are located only in places that can support them. For example, a laundromat is a permitted use in the Hamlet

Business zone and such a use likely consumes a large amount of water. The requirement that a laundromat be permitted only if public water is available could be added to the code.

Analyses required:

- a |** Examine each permitted use in the hamlet centers for impacts, including traffic, parking, water use, noise, and lighting.
 - b |** Inventory the infrastructure in each hamlet center.
 - c |** Identify those permitted uses that have impacts large enough to require certain levels of infrastructure (land area, public water, etc.).
- 3 |** Assess the code for parking requirements in relation to public parking in hamlet centers to ensure there is enough and that it is at a scale and size that is appropriate for each hamlet. Public parking in hamlet centers, whether on public streets, or in municipal parking lots, benefits the Town’s economy by providing ample space for the vehicles of customers of local businesses.
- a |** Create a Municipal Parking Fund for maintenance and acquisition of public parking facilities, where appropriate.
 - Analyze the feasibility of a fee in lieu of parking provided on site for commercial site plans.
 - b |** Consider adding “Parking” as a permitted principal use in the hamlet centers to promote future private development of parking facilities.
- B |** Business Corridors Outside Hamlet Centers Zoning Update
- 1 |** Create a new zoning district for commercial and industrial uses along the major roads outside the hamlet centers.

The parcels along the major roads of State Route 25 and County Route 48 that are located outside the hamlet centers contain a variety of zoning districts and uses. Locating certain commercial uses outside of hamlet centers can have a dampening effect on the vitality of those hamlet centers. The dampening effect occurs when businesses that would have generated foot traffic in a hamlet center (e.g., retail, restaurants) choose to locate far outside the

hamlet center where land is less expensive. This draws customers to locations reachable only by car, leaving empty sidewalks and empty storefronts in the hamlet center. The zoning in these outlying areas must be analyzed to ensure that they encourage uses that are suitable for being located outside the hamlet centers and discourage uses that are best located in the hamlet centers.

Focusing retail development in the hamlet centers has been a recurring goal in the Town's plans and studies throughout its planning history. Past planning documents, including the 2007-08 Hamlet Stakeholders Initiatives, identified the need to address this issue. This objective also relates to goals in Chapter 5, "Community Character," and Chapter 7, "Economic Development."



Commercial zone outside hamlet center

One solution to this issue would be to create a new zoning district for those commercial parcels outside the hamlet centers. This new district would include a range of existing uses that would be suitable for location outside the hamlet centers and would exclude the uses that are needed in the hamlet centers. Permitted uses could include service businesses, contractors' yards, and offices, among others. This goal could potentially be achieved by creating more than one new zoning district, or a employing a combination of existing and new zoning districts.

Analyses required:

To identify which parcels would be considered for a new zoning district, and which permitted uses would be included in the new zoning district(s), the following analyses must be conducted:

- a |** Inventory, review, and analyze parcels that could be candidates for this new zoning

district, generally those along State Route 25 and County Route 48, outside the hamlet centers. Consider the following:

- Size
- Current use
- Surrounding uses
- Potential impacts of proposed permitted uses versus impacts of current uses (permitted and existing)
 - » Traffic
 - » Noise
 - » Light

- b |** Create models to analyze potential effects of different uses:

- Lot coverages/building sizes, setback requirements, landscape coverage—comparison of old and new zones
- Parking requirements
- Tax base analysis

- 2 |** Revisit the bulk schedule and parking requirements for commercial and industrial zoning districts

The bulk schedule is a table that lists the parameters for each zoning district such as the minimum lot size, the lot coverage (the amount of land a building can cover), the distance from the property line a building must be located (known as setbacks), and the amount of landscaping that must be placed on a parcel. The size of new buildings and parking lots is controlled, in part, by the bulk schedule of the zoning code. Theoretically, the bulk schedule sets limits on the amount of development to prevent overbuilding on any one parcel.

It has become apparent that the bulk schedule's parameters could use an overhaul to improve both their usefulness in preventing overcrowding of commercial sites and the clarity with which they are administered. Parking requirements are linked to the outcome of commercial development projects, and the town regulations for parking require a similar overhaul and analysis.

- a |** One parameter is the "minimum lot size per use," which states the minimum size a parcel must be for each use. An example of this is the General Business (B) zoning district, which has a minimum lot size per use of 30,000 square feet. Two permitted uses such as a restaurant and a retail store would

require a parcel of at least 60,000 square feet for both to be allowed on one lot.

A clarification in the code of how to apply the minimum lot size per use is needed. Currently the Town relies on a 2004 interpretation by the Zoning Board of Appeals known as “the Malon decision.” This interpretation stated that the minimum lot size per use in the bulk schedule for the General Business (“B”) Zone applied to each building, rather than each business in that building. In the example above, the restaurant and the retail store could both be located on a parcel of 30,000 square feet rather than 60,000 square feet if they were both in the same building.

An interpretation such as this is often an indication that the wording of the zoning code needs to be clarified either to match the interpretation, or changed to reflect the intent of the legislative body (the Town Board).

- b |** Re-evaluate the minimum lot size, setbacks, and maximum lot coverage in the bulk schedule of the Town Code for all commercial and industrial zoning districts.

Addressing the larger issue of the effectiveness of the bulk schedule, the intent of which is to regulate the size and impact of uses on a site, is another important review that must be done for the entire bulk schedule.

- c |** Transitional Zoning Update—Evaluate, identify, and improve transitional zoning areas where necessary and feasible.

Transitional zoning areas are those that shift from a commercial/industrial zoning district to a residential zoning district. Ideally, a zoning district would exist between the two that would allow for a lower-impact commercial use that could be next to a residence without interfering with the residents’ quality of life.

An example of transitional zoning in current Southold Town Code is the Residential Office zoning district, typically located on the outskirts of a hamlet center.

This zoning district allows only low-impact uses such as a professional office, thereby providing a transition between the Hamlet Business zoning of the hamlet center and the residential zoning outside the hamlet center.

In some cases, very old development patterns exist where it is not possible to create an ideal transition; however, there may be places in town where the transition zoning can be improved.

- 1 |** Evaluate the uses allowed in existing transition zoning districts (Limited Business, Residential Office) to determine whether they require any updates to ensure they function as transition zones. Optionally, consider a new transitional zoning district.
- 2 |** Identify areas with transitions from commercial/industrial to residential that lack transitional zoning to determine whether it can be added.
- 3 |** Evaluate areas with transitional zoning or transitional uses to determine whether some other zone is more appropriate given the current pattern of land use.

Analyses required:

- a |** Identify all areas of transition in zoning districts and uses.
- b |** Identify current use of all involved parcels.
- c |** Existing and potential new transition zoning districts:
 - iv |** Identify uses and their impacts
 - Traffic
 - Noise
 - Building size and scale
 - v |** Evaluate and model minimum lot size, maximum lot coverage, and setback and parking requirements.

D | Marine Zoning Update

Evaluate the uses and bulk schedule of the marine zoning districts (MI & MII) to ensure they continue to support the goals of the Town.

The marine zoning districts provide a means of access to the water through both public and private facilities. These zoning districts were created to ensure there is ample public access to the water, while balancing the need to protect the fragile environment of the shorelines and waterbodies. Consult the Local Waterfront Revitalization Program document, incorporated by reference into this plan, for specific recommendations, and conduct new analyses of the existing marine zoning, permitted uses and the bulk schedule.

E | Split-Zoning Parcels

Split-zoned parcels are those that are located in more than one zoning district. An example would be a parcel that is partially in the B zone and partially in the R-40 zone. Currently, the Town Code provides little guidance on how to apply the bulk schedule in the case of split-zones.

- 1 | Clarify the Town Code with respect to split-zoned parcels and how the bulk schedule is applied.
- 2 | Consider re-zoning to reduce or eliminate split-zoned parcels where appropriate.

Analyses required:

- a | Identify all parcels with split-zoning.
 - Determine the amount of each zoning district, and whether it conforms to the bulk schedule.
- b | Identify all uses on split-zoned parcels and whether they are conforming.

F | Light Industrial Zoning Districts

With the potential for traditional light industrial uses in Southold dwindling, consider revising these zoning districts, especially those close to hamlet centers, to accommodate new uses or mixed uses. Example: artist live-work development that provides artist housing, studio workspace, and gallery space.

🎯 Objective 2.2

Review zoning for residential districts.

A | Water Quality

Find ways to mitigate the impacts to groundwater from new residential development and subdivisions, including quantity and quality of drinking water and surface water quality. This topic is explored fully in the Water Resources section of Chapter 6, "Natural Resources & Environment."

B | Size of Future Homes

- 1 | Revisit the lot coverage in the bulk schedule for residential districts, especially as it relates to larger lot sizes and those located within Special Flood Hazard Areas.

Currently a 5-acre lot would allow for a home of up to 80,000 square feet on two floors. While that might seem extraordinary, the South Fork has seen extremely large homes, and has taken measures to address the situation. One solution could be to revise the lot coverage percentage

so that there is a sliding scale where larger lots have a lower percentage of lot coverage. In Special Flood Hazard Areas, the lot coverage could be lowered even more to limit the amount of potential damage from flooding.

- 2 | Revisit the setbacks and maximum building height, especially on non-conforming lots, to ensure that neighboring homes are not adversely affected by new houses.

Setbacks are the minimum distance a building must be from the property line. Non-conforming lots are lots that are smaller than the minimum lot size in the zoning district. Some are very small, and if the building is too close to the property line and/or too tall, it can block sunlight to a neighboring home and be out of proportion and character with the rest of the neighborhood.

C | Transient Rentals

In 2014, new types of transient rentals were introduced into the area, facilitated by websites such as AirBnB, VRBO, and Homeaway.com. Many homes are being purchased by investors and used solely for this purpose, leading to an erosion of community and tranquility of residential neighborhoods, and reducing the available inventory of homes available for year-round rental. This can also be considered a commercial use in residential zone: it reduces the viability of commercial bed and breakfast operations and local hotels.

Limit transient rentals to preserve the quality and tranquility of residential neighborhoods.

D | Agriculture

The residential zoning districts are identical to the Agricultural Conservation (AC) zoning district in their list of permitted uses. As such, agriculture is permitted in most residential zones, and houses are permitted in the AC zone. Generally, agriculture and residences peacefully coexist.

As the agriculture industry evolves, however, so must the Town Code evolve to recognize the variety of new business models being used. The goal is to provide a balance between supporting agriculture and ensuring neighborhoods are protected from large adverse impacts. This can be achieved by assessing the appropriate scale and intensity relative to the proximity to residences, particularly of retail and similar uses that can draw large numbers of people and the availability of necessary

infrastructure such as on-site parking and access to major roads, and ensuring the Town Code is revised to address these issues.

This topic and related goals and objectives are covered in more detail in Chapter 9, "Agriculture."

E | Commercial Uses in Residential Districts (Pre-Existing Non-Conforming Uses)

A use is considered pre-existing non-conforming if it existed at a specific location prior to the current zoning, and is not a permitted use in that zoning district. They are created when the zoning is changed on a parcel that has an existing use on it that is not allowed in the new zoning district. In some cases, the uses that surround a parcel with a pre-existing non-conforming use may have changed to such an extent that a different zoning district that allows the existing use might be appropriate.

Review all parcels with pre-existing non-conforming uses to determine whether a zoning change to make the use conforming is appropriate.

- **Responsible Parties:** Planning Board, Town Board
- **Funding:** Grants to fund the analyses necessary for each objective

🎯 Objective 2.3

Review need for new zoning districts.

New zoning districts may be created where existing zoning districts do not achieve the goals of this plan.

Plum Island



Plum Island Lighthouse

In 2013, the Southold Town Board created two new zoning districts for the purposes of applying zoning to Plum Island for the first time in its history. These districts are the Plum Island Conservation District, and the Plum Island Research District. The Plum Island Planning Study of July 2013 supports these new zoning districts and is on file with the Southold Town Clerk.

Historic Preservation

In 2015, the Southold Town Board created a new zoning district, to be landed on parcels with historically significant buildings to encourage the adaptive re-use of the buildings to preserve community character. This was prompted by a number of church consolidations, causing iconic church buildings to be put up for sale and face possible demolition.



Laurel School

🎯 Goal 3: Enforce the Town Code

Land use regulations contribute to protecting Southold's community character and quality of life. Most people comply with those regulations voluntarily; however, occasional reminders are necessary. During every public meeting conducted as part of this comprehensive plan update, the topic of code enforcement was raised.

Southold Town will continue to enhance its ability to enforce its regulations.

🎯 Goal 4: Improve Traffic Congestion and Safety

Ensure Infrastructure Supports Town Residents and Businesses

Traffic congestion and pedestrian safety are priority issues for residents. Increases in tourism have meant an

increase in traffic in Southold. Speeding, whether it be through a hamlet center or down a quiet side street, is a complaint heard from residents all over Town.

- Find solutions to the traffic problems experienced during the summer and fall busy seasons.
- Increase opportunities to travel to and from Southold without a car, including expanded train and bus service.
- Protect the safety of pedestrians by finding ways to calm traffic, especially where roads such as State Route 25 pass through areas with a concentration of pedestrian activity, such as hamlet centers.

Infrastructure refers to the street, parking, and utility networks that serve the residents and businesses in the Town.

- Ensure the infrastructure supports the residents and businesses of Southold Town.

This topic and related goals and objectives are covered in more detail in Chapter 4, “Transportation & Infrastructure.”

Goal 5: Protect the Town Character

Southold retains much of its small-town charm.

Many factors contribute to quality of life; these include the Town’s scenic, cultural, and natural resources.

This topic and related goals and objectives are covered in more detail in Chapter 5, “Community Character.”

Goal 6: Protect and Enhance the Town’s Natural Resources and Environment

The importance of managing and preserving Southold’s natural resources while promoting responsible user experiences is paramount in maintaining the quality of life within the Town.

- Protect groundwater and surface water quality and quantity.
- Protect land-based natural resources including agricultural soils and natural habitat for wildlife.

This topic and related goals and objectives are covered in more detail in Chapter 6, “Natural Resources & Environment.”

Goal 7: Economic Prosperity

Facilitate the growth of existing businesses, and encourage new businesses for stable and sustainable employment.

This includes agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based and the maritime-related industry. Balance economic prosperity with maintaining a high quality of life, the environment, and the unique character of the communities.

This topic and related goals and objectives are covered in more detail in Chapter 7, “Economic Development.”

Goal 8: Enable the Creation of Attainable Homes

The Town must take steps to facilitate the creation of attainable housing in Southold.

There is a housing crisis in Southold Town. The prices of most homes, to purchase or rent, have increased beyond the ability of many residents to pay.

This topic and related goals and objectives are covered in more detail in Chapter 7, “Economic Development,” and Chapter 8, “Housing.”

Goal 9: Retain and Advance the Business of Agriculture

Agricultural uses occur on 30 percent of the land area in Southold Town, are important to the economy, and represent vital elements of the community’s character.

This topic and related goals and objectives are covered in more detail in Chapter 9, “Agriculture.”

Goal 10: Continue to Preserve Farmland and Open Space

Southold’s character is created in large part by its open spaces, including farmland, natural lands, and parks.

Protecting these assets has long been a goal of the Town. Land preservation priorities include retaining large blocks of uninterrupted farmland, and preserving environmentally sensitive lands and woodland. Lands for recreation and public gathering are also important.

This topic and related goals and objectives are covered in more detail in Chapter 10, "Land Preservation."

☉ Goal 11: Continue to Provide Quality Human Services

To meet the needs of its citizens, the Town should continue to fund its rich array of programs and resources for people as well as seek to improve their lives through additional resources.

This topic and related goals and objectives are covered in more detail in Chapter 11, "Human Services."

☉ Goal 12: Prepare the Town for Natural Hazards

Southold Town is subject to natural hazards, including hurricanes, flooding, and sea level rise, which can imperil human lives, property, and the environment.

Planning and preparing for natural hazards, including the preparation of a coastal resiliency plan, will help save lives and property.

This topic and related goals and objectives are covered in more detail in Chapter 12, "Natural Hazards."

☉ Goal 13: Provide Quality Parks and Recreation Opportunities in the Town

Southold offers a diversity of recreational opportunities, from public tennis courts and playing fields, to nature trails and beaches.

The Town also provides a recreation program with a well-rounded offering of classes and workshops. Southold plans to continue offering a variety of recreational experiences and programs to meet the diverse needs of the community, and to maintain its existing parklands, open spaces, beaches, and recreational facilities. Additional recreational land may be obtained where feasible and necessary.



Town park in Peconic

This topic and related goals and objectives are covered in more detail in Chapter 13, "Parks & Recreation."

GOALS AND OBJECTIVES: HAMLETS

Next follows a discussion for each hamlet, including a summary of land use and zoning. The hamlets are Cutchogue, East Marion, Fishers Island, Greenport West, Mattituck/Laurel, New Suffolk, Orient, Peconic, and Southold. For ease of reference, the order of hamlets in this section is alphabetical.

Included in these hamlet-specific discussions are the long-term goals identified in the 2007-08 Hamlet

Stakeholder Initiatives, as well as current issues identified by the public over the course of the many meetings that have been held for this plan. Reviewing each hamlet separately will show that there are similarities among all the hamlets, but that each hamlet has its own individual character. The unique nature of each hamlet will need to be considered in future zoning and land use decisions.

Cutchogue



Cutchogue Diner

Cutchogue hamlet is located in the western half of the Town and stretches from the Long Island Sound across the entire width to the Peconic Bays. It is bordered on the west by Mattituck, on the east by Peconic, and New Suffolk on the south. Cutchogue is the one of the largest of the 10 hamlets with 6,322 acres.

Nearly half of the land in Cutchogue—3,125 acres—is agricultural, a use that greatly influences the community character of the hamlet. Its historic buildings also lend a sense of place, with the library, Village Green, and surrounding historic buildings forming the center of the historic hamlet.

Residential land uses cover nearly a third of the land in Cutchogue, with the majority being single-family homes located south of State Route 25.

Transportation is the third largest land use category at 387 acres or 6 percent of the total. In 2007, the Cutchogue Hamlet Stakeholders identified traffic as the hamlet's most pressing issue. Traffic congestion on State Route 25, traffic safety at intersections, and pedestrian safety, particularly along State Route 25, were all listed as issues of concern.

The hamlet includes 372 acres of land categorized as recreation and open space. Such uses include two golf courses—a small public course and a large private one—as well as parcels such as the Downs Farm Preserve.

Most commercial uses are located along State Route 25, with a few scattered along County Route 48. These commercial areas include the hamlet center, which contains the post office, restaurants, and various shops and services. The hamlet center is notable in that there is a significant amount of Hamlet Business-zoned land that is currently undeveloped, so its growth potential is higher than that of other Southold hamlet centers. In addition, despite having one of the

busier commercial areas in the Town, Cutchogue's hamlet center has retained a lot of its historic character and small-town charm due to the re-use of many of its historic buildings by businesses like banks and public uses like libraries.

Cutchogue has a second commercial area that is disconnected from the hamlet center. Located on State Route 25, it contains a typical small shopping center anchored by a large grocery store, with other businesses stretched along the main road in both directions.

Cutchogue contains the largest industrial area in the Town, an industrial park located in the area north of County Route 48 between Depot and Cox Lanes. This area represents significant growth potential for the Town's tax base due to the relatively large amount of undeveloped land in the park. The land use category of waste handling encompasses 78 acres, which includes the Town-owned transfer and recycling station.

A complete list of land uses and corresponding acres and percentages in Cutchogue are in **Table 3.4**.

Table 3.4 Cutchogue Land Use

Land Use	Acres	%
Agriculture	3,125	49.4
Residential	1,792	28.3
Transportation	387	6.1
Vacant	373	5.9
Recreation & Open Space	372	5.9
Commercial	88	1.4
Waste Handling & Mgt	78	1.2
Institutional	64	1.0
Industrial	38	0.6
Utilities	3	0.0
Total Acres	6,322	

Zoning in Cutchogue

In Cutchogue, 12 of the 19 zoning districts are represented, with the Agricultural Conservation district covering 3,765 acres, or 60 percent of the land, and the Residential 40 and 80 covering most of the rest of the land. Cutchogue is one of only two hamlets to contain Light Industrial Office zoning, which is located in the industrial park north of County Route 48, between Cox Lane and Depot Lane. There is significant Hamlet Business-zoned land that remains undeveloped along Griffing and North Streets. Commercial buildout of

this land will expand the focus of the Hamlet Center Business District.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Cutchogue

The theoretical buildout potential for Cutchogue can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,783 acres of land available for development in Cutchogue. Of those, 1,496 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 640 residential building lots would be created. The remaining 286 acres of land already exist as 239 individual residential building lots. Added together they represent the theoretical buildout potential for Cutchogue of 879 additional housing units.

Only 27 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in Cutchogue is at 13 percent of the potential amount that would be allowed under the current zoning. At a little over 400,000 square feet, Cutchogue has the fourth largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use were developed to its full potential, the result could be eight times the existing amount of commercial building area. This large amount of potential future commercial/industrial development is mostly due to the large undeveloped parcels in the industrial park north of County Route 48. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will

actually be constructed in the future. These factors include the ongoing land preservation program, as well as the fact that while much of the land that is theoretically available for residential development due to its zoning, it is already being actively used for agriculture in Cutchogue and might never be converted to home sites. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Cutchogue

Preserving farmland and farming are important for the future of Cutchogue, as are historic preservation, and making sure new commercial development is at a scale consistent with the small-town character of the hamlet center. Residents identified traffic as one of their main concerns, especially traffic safety.

- A |** Preserve farmland and the business of agriculture. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B |** Ensure future commercial development in the hamlet center is at a scale consistent with the historic hamlet’s character. This goal can be met through the implementation of Goal 2 of this chapter, which calls for a town-wide review and an update of the zoning code, and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- C |** Ensure future development in and near the hamlet center reflects a walkable community by including pedestrian infrastructure. This issue is addressed in Chapter 4, “Transportation & Infrastructure,” which contains a goal to adopt a Complete Streets policy that would include improving pedestrian infrastructure.
- D |** Improve traffic safety and congestion in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”

Figures 3.6 and 3.7 identify land use and zoning for Cutchogue.

Figure 3.6 Cutchogue Land Use Map

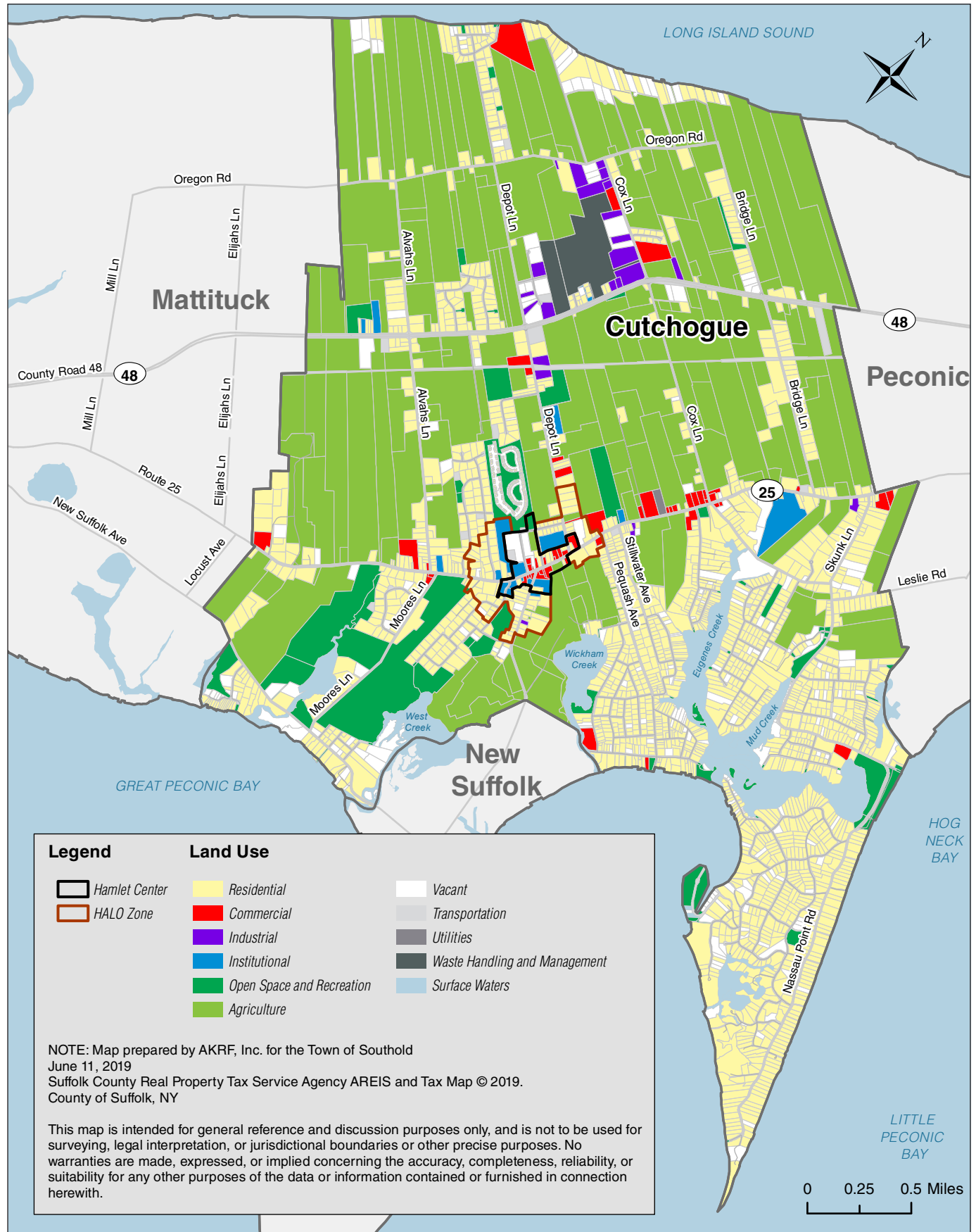
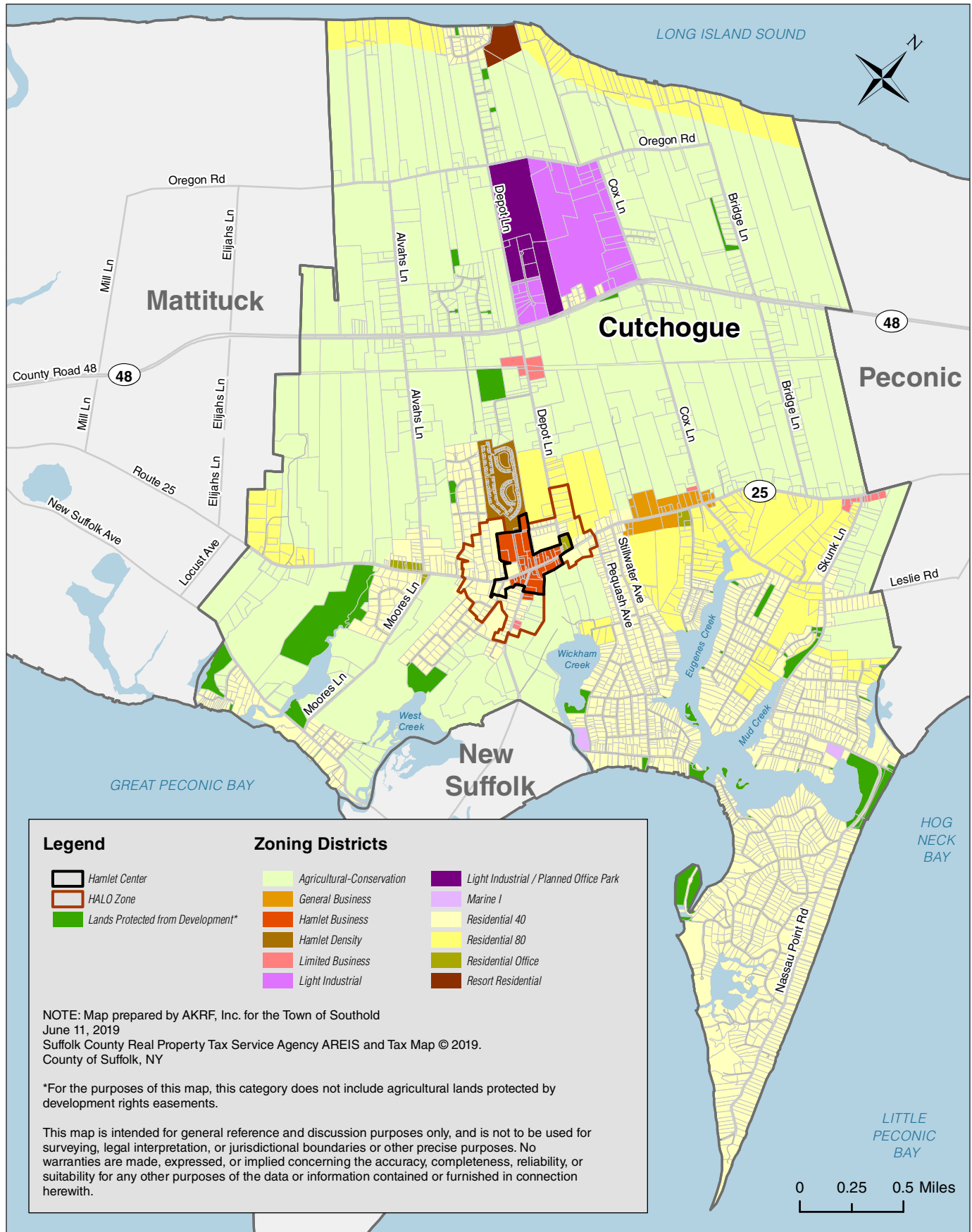


Figure 3.7 Cutchogue Zoning Map



East Marion



Church in East Marion

The hamlet of East Marion is located in the eastern half of the Town. It is bordered on the west by Greenport West and on the east by Orient. To the north is the Long Island Sound, and to the south is Orient Harbor. East Marion is one of the smaller hamlets, with 1,412 acres.

Most of the 1,412 acres of land in East Marion is in residential use at 589 acres or 41 percent, and most are single-family residences. The historic homes along State Route 25, together with the various enclaves of homes along both Long Island Sound and the Peconic Bay, with their beaches and open spaces are a major part of East Marion's unique character. East Marion is a popular vacation home destination with over 50 percent of its 863 houses characterized as seasonal in the 2010 Census.

The next largest category of land use is recreation and open space at 19 percent. Most of the 269 acres in this category are considered "open space," or land that must stay free of buildings and other development. Parkland such as the Ruth Oliva Preserve at Dam Pond Preserve, and the open spaces in Pebble Beach Farms subdivision fall into this category. Active recreation areas such as Old Schoolhouse Park are also in this category.

East Marion has a small but active farming community, which adds to its rural character. There are 157 acres in agricultural use in East Marion, or 10 percent of the land. Streets and related transportation uses cover about 8 percent of the land. There is no train station in

East Marion, but there are both public and private bus services in the hamlet.

The very small business district in East Marion, the smallest of the Town, is an important part of the character of the hamlet. Residents generally prefer it stay small. The hamlet center consists of a small retail general store, the post office, the fire department, and several bed-and-breakfast businesses.

A complete list of land uses and corresponding acres and percentages in East Marion are in **Table 3.5**.

Table 3.5 East Marion Land Use

Land Use	Acres	%
Residential	589	41.7
Recreation & Open Space	269	19.0
Vacant	247	17.5
Agriculture	157	11.1
Transportation	113	8.0
Commercial	29	0.7
Institutional	4	0.3
Utilities	4	0.0
Total Acres	1,412	

Zoning in East Marion

The zoning in East Marion is almost entirely residential. Only 6 of the 19 zoning districts are represented, with the R-40 district covering 773 acres, and the R-80 at 607 acres. There is a very small amount, one acre, of commercially zoned land in the hamlet center—the post office property, the parcel next-door, and a small part of the firehouse parcel. The other commercial zoning includes 4 acres of "Resort Residential," an acre of which is developed as a hotel, and the remainder as residential. The single largest commercial property in East Marion is the former oyster factory property at the end of Shipyard Lane, which contains an estimated 15 acres of buildable Marine II (MII)-zoned land.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for East Marion

The theoretical buildout potential for East Marion can be estimated by looking at the current land available for development and the zoning.

There are approximately 287 acres of land available for development in East Marion. Of those, 20 parcels consisting of 145 acres could be further subdivided.

Theoretically, if all were subdivided to their full yield, an additional 73 building lots would be created. The remaining 141 acres of land already exist as 174 individual vacant house lots. Added together they represent the theoretical buildout potential for East Marion of 287 additional housing units.

The majority, or 61 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in East Marion is at 8 percent of the potential amount that would be allowed under the current zoning. At a little over 22,000 square feet, East Marion has the second lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for these uses were developed to its full potential, the result could be 12 times the existing amount of commercial building area. This is mainly attributed to the large MII-zoned parcel at the end of Shipyard Lane.

Figure 3.4 (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for East Marion

East Marion residents value the rural quality of life in the hamlet, including its physical beauty, its shorelines and open spaces, and its night skies. Also important is keeping the community peaceful, friendly, and quiet—a place where families can remain for generations.

- A |** Preserve the existing open spaces in East Marion. This topic is covered in more detail in Chapter 10, “Land Preservation.”
- B |** Preserve the rural quality of life. This issue is covered in more depth in the Chapter 5, “Community Character,” as well as in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the quality of life in each hamlet.
- C |** Improve traffic congestion and traffic and pedestrian safety on State Route 25, especially in the hamlet center. This topic is covered in more detail in Chapter 4, “Transportation & Infrastructure.”
- D |** Limit future commercial development to match the very small scale of the hamlet center. East Marion residents are generally satisfied with the very small amount of commercial activity in their hamlet center and have expressed a reluctance for that to grow. They generally use Greenport Village and points farther west to serve their needs for goods and services. This issue is reflected in Goal 2 of this chapter.
- E |** Develop a plan for managing the deer population. The Town has been carrying out a plan to do so, and this issue is more fully discussed in Chapter 6, “Natural Resources & Environment.”

Figures 3.8 and 3.9 identify land use and zoning for East Marion.

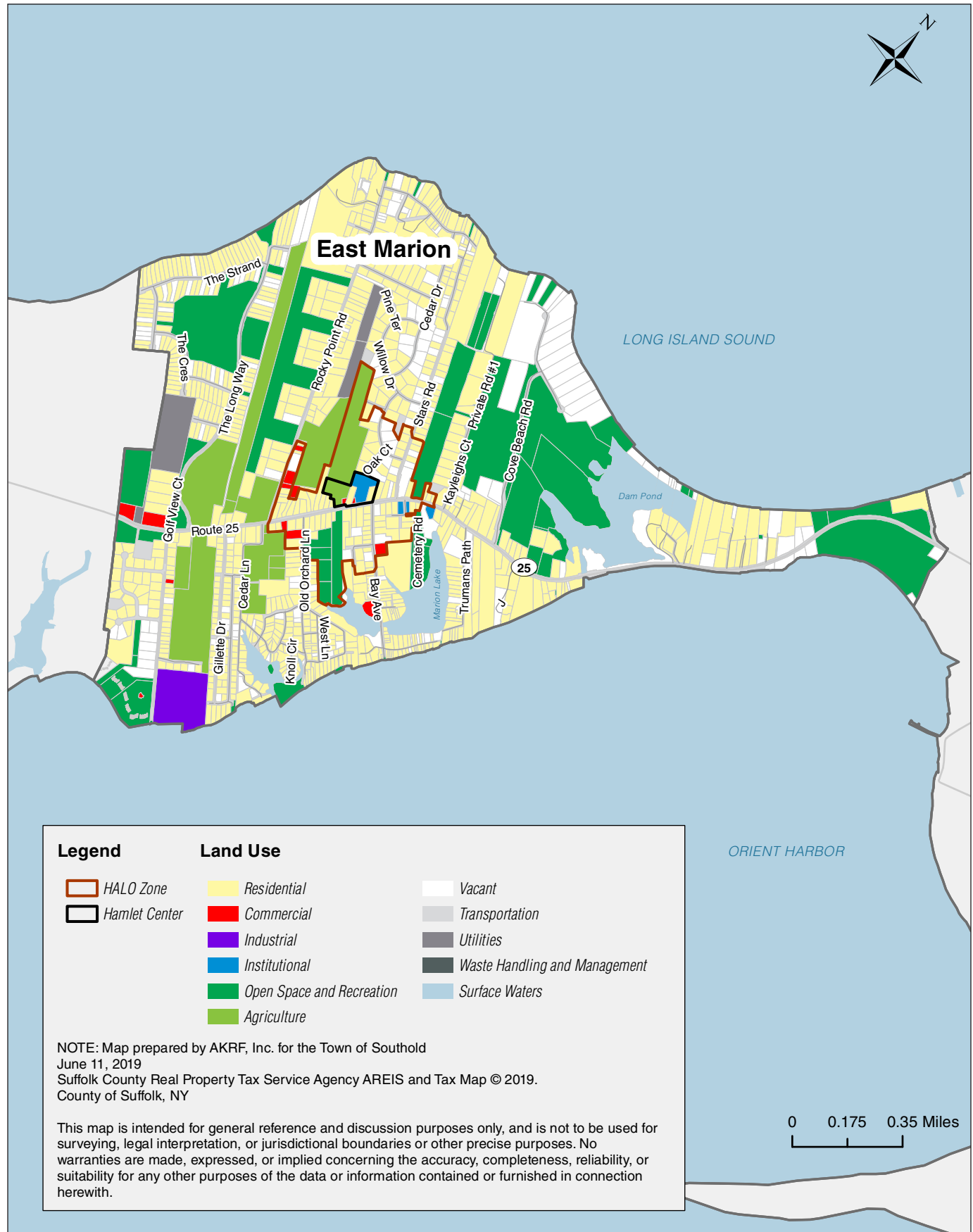
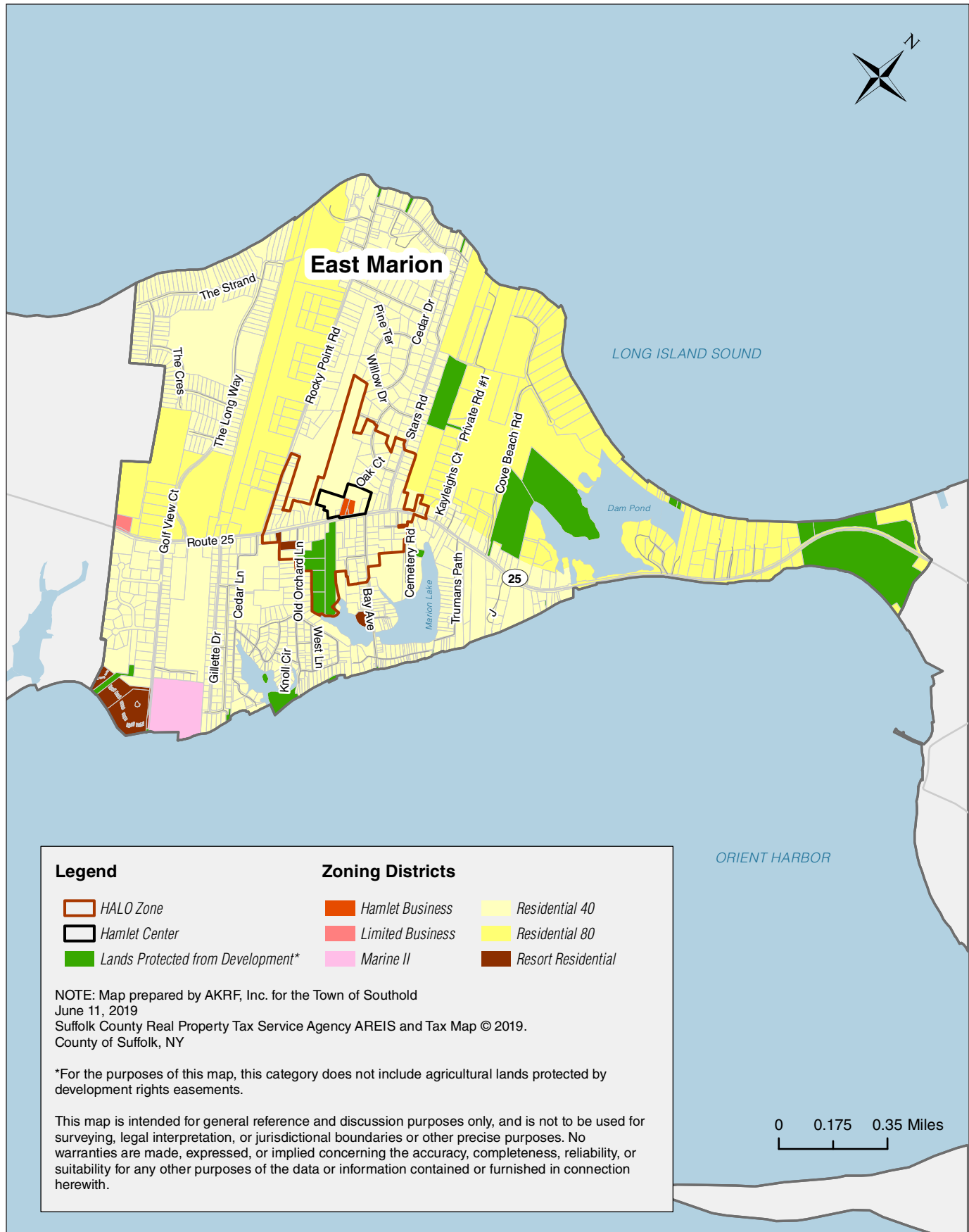
Figure 3.8 East Marion Land Use Map

Figure 3.9 East Marion Zoning Map



Fishers Island



Fishers Island hamlet is a long, narrow island located at the eastern tip of Southold Town, about 12 miles northeast of Orient Point, and 4 miles from the coast of Connecticut. It is surrounded by Long Island Sound to the west, Fishers Island Sound on the north, and Block Island Sound to the south. Fishers Island is 2,586 acres in size and about 7 miles in length.

Visiting Fishers Island is like going back in time. The pace is slower, there is little traffic, and except for the bustle of activity near the dock when the ferry lands, the Island is relatively quiet and peaceful. As an island, its challenges are different than those facing the rest of the hamlets. Over a third of Fishers Island's acreage is developed with residential land uses, most of which are single-family homes. Approximately 80 percent of those 554 homes are seasonal. This is much higher than the town-wide average of 36 percent, and demonstrates one of the biggest problems facing Fishers Island, the continuing decline of its year-round population. The density of housing on the Island is 0.25 housing units per acre, or about half of the density in the Town overall.

Another prominent feature of land use on Fishers Island is its recreation and open space, which covers nearly 20 percent of the land. There are two golf courses, and considerable areas of natural land protected by the Henry L. Ferguson Museum that holds Fishers Island's only Land Trust. Another 26 percent of the land remains undeveloped, yet is technically available for development in the future. There is no land in agricultural use, though there is active aquaculture conducted in the water on and around Fishers Island.

Commercial uses are spread out in several isolated pockets of commercial and industrial zoning on the west end of the Island, most located outside the small hamlet center. The hamlet center consists of several shops, a museum, and a municipal building that includes the post office.

A complete list of land uses and corresponding acres and percentages on Fishers Island are in **Table 3.6**.

Table 3.6 Fishers Island Land Use

Land Use	Acres	%
Residential	940	36.3
Vacant	669	25.9
Recreation & Open Space	471	18.2
Transportation	329	12.7
Institutional	95	3.7
Waste Handling & Mgt	28	1.1
Industrial	24	0.9
Commercial	22	0.9
Utilities	7	0.3
Total Acres	2,586	

Zoning on Fishers Island

The zoning on Fishers Island is unique in that it is the only place in Southold Town that has Residential 120 (R-120) zoning, otherwise known as "3-acre" zoning, which covers nearly 70 percent of the Island. Nine of the 19 zoning districts appear, with the R-120, R-80, and R-40 districts covering 2,262 of Fishers' 3,200 acres. The commercial zoning is spread out into six areas with the two largest areas being the 18 acres of General Business (B) zone near the ferry, and the 13 acres of Limited Business (LB) zone along Crescent and Fox Avenues.

Table 3.13 at the end of this chapter illustrates the zoning in the hamlets of Southold Town.

Buildout Analysis for Fishers Island

The theoretical buildout potential for Fishers Island can be estimated by looking at the current land available for development and the zoning.

There are approximately 679 acres of land available for development in Fishers Island. Of those, 328 acres could be further subdivided. This is not counting the Fishers Island Club golf course. Theoretically, if all were subdivided to their full yield, an additional 57 building lots would be created. The remaining 351 acres of land already exist as 177 individual vacant house lots. Added

together they represent the theoretical buildout potential for Fishers Island: 234 additional housing units.

The majority, 76 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development on Fishers Island is at 36 percent of the potential amount that would be allowed under the current zoning. At a little over 100,000 square feet, Fishers Island has the fifth lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use was developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the fact that much of the land that can be further subdivided is currently controlled by the Fishers Island Development Corporation (FIDCO). See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Fishers Island

The residents of Fishers Island wish to maintain the Island’s quiet, rural lifestyle and strong community networks that define its character. Maintaining and growing the year-round population and economy are crucial aspects of this vision, as are protecting its natural resources and limiting tourism to a sustainable level.

- A |** Facilitate a stable population of year-round residents on the Island. The year-round population is

dwindling, in part due to lack of jobs and lack of affordable homes.

- 1 |** Create new housing at a price that is attainable for year-round residents. This topic is covered in more detail in Chapter 8, “Housing.”
 - 2 |** Create quality jobs; and
 - 3 |** Create or maintain efficient, affordable commuting options to the mainland.
- B |** Strengthen and diversify the economic base of the Island to provide the goods and services necessary for a year-round population, as well as to create quality local employment.
- 1 |** Examine the zoning on Fishers Island to identify changes tailored to the Island’s unique demographic and economic challenges. This issue is addressed in Goal 2 of this chapter, which calls for an examination of zoning town-wide. Fishers Island’s challenges are shared to some degree by all the hamlets; however, due to the small size and isolation of the Island, these challenges are intensified and probably require unique solutions. The implementation of this goal for Fishers Island has a head start over other hamlets because of all the hard work done by the Land Use committee of Fishers Island citizens who identified where zoning could be modified to better accomplish the goals of the Island. This work will also complement and can be used in conjunction with the Island Community Board’s plans to create an action plan for the Island.
- C |** Ensure the infrastructure on the Island is in good repair, and used in a sustainable manner. This topic is covered in more detail in Chapter 4, “Transportation & Infrastructure.”

Figures 3.10 and 3.11 identify land use and zoning for Fishers Island.

Figure 3.10 Fishers Island Land Use Map

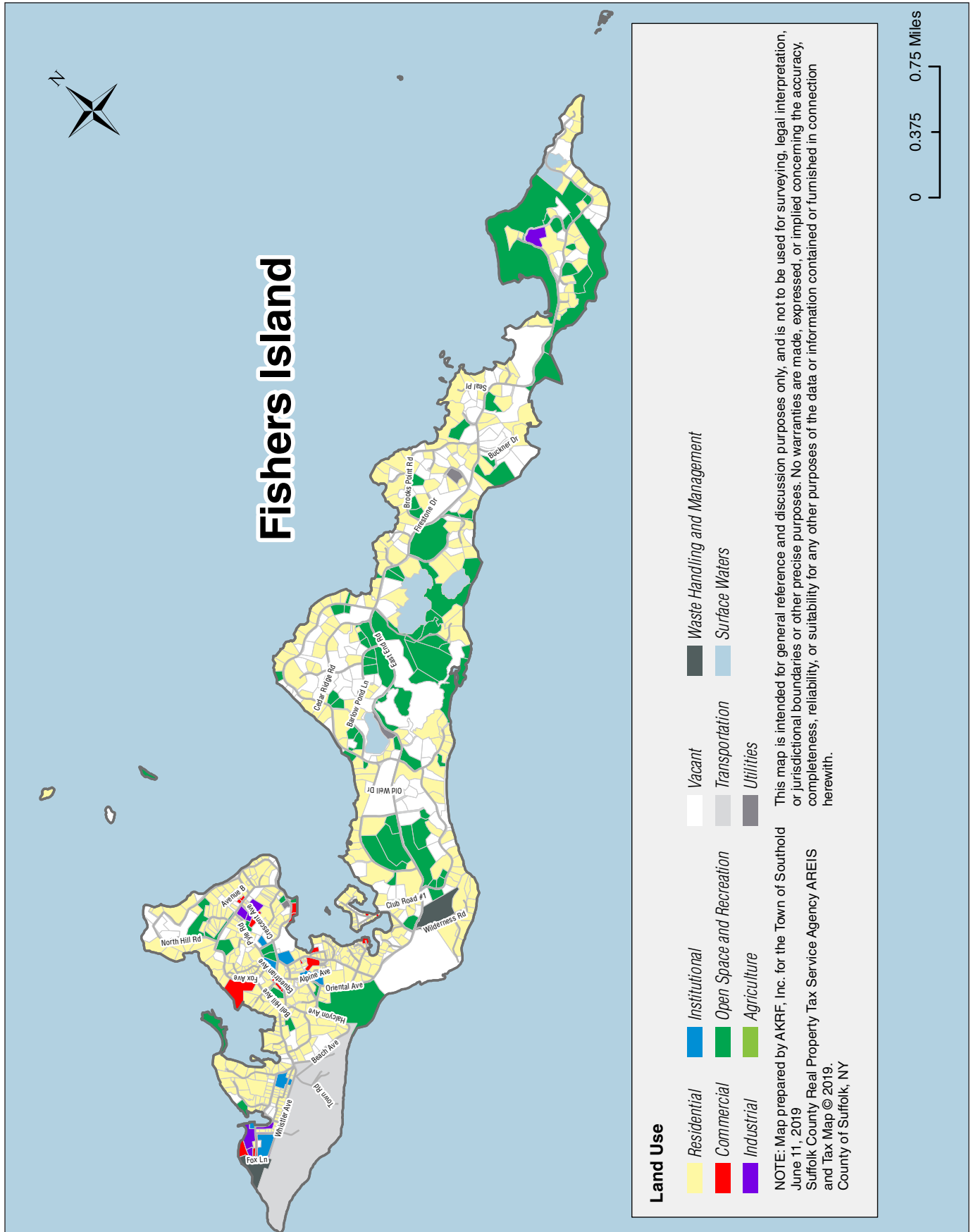
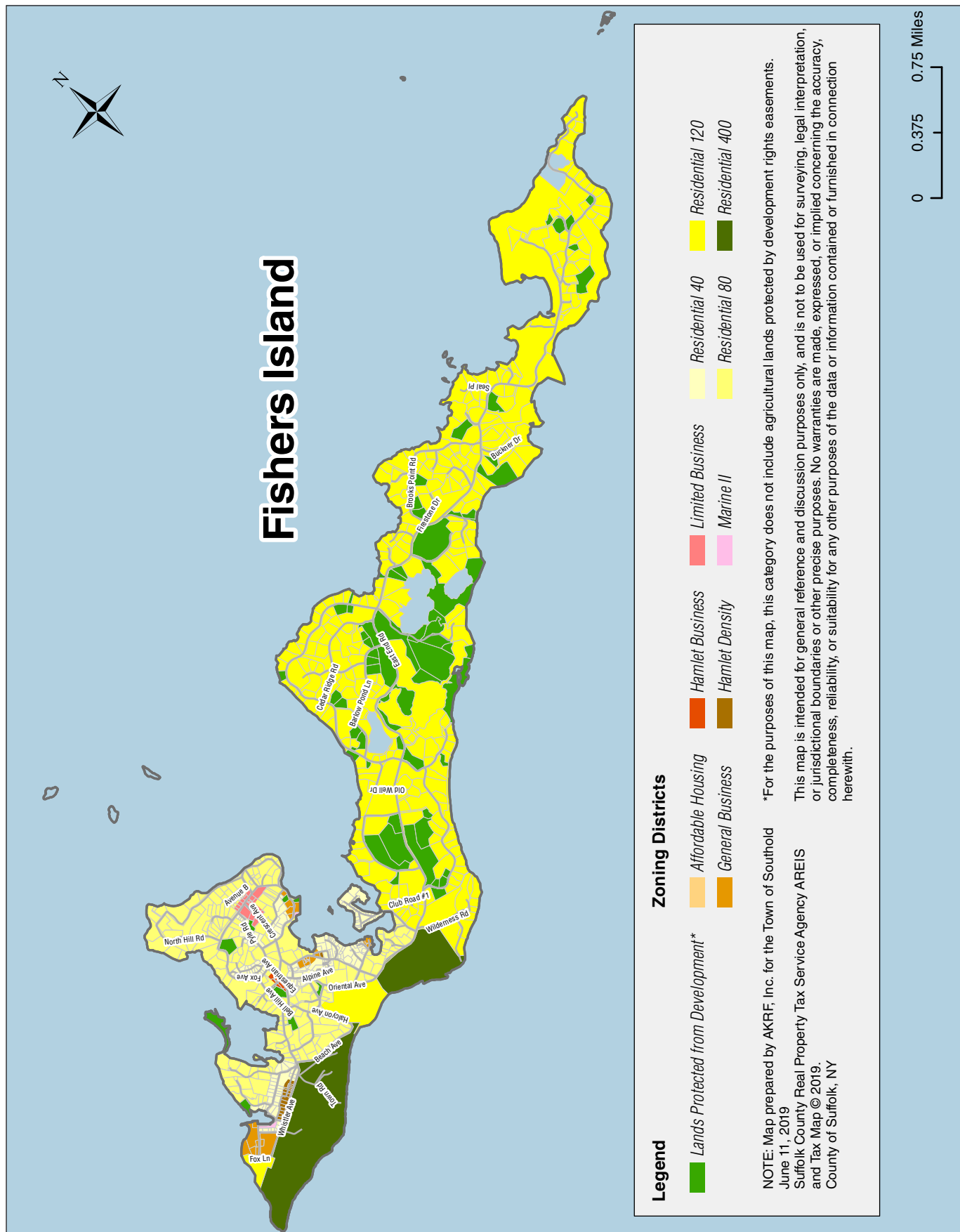


Figure 3.11 Fishers Island Zoning Map



Greenport West



Brecknock Hall in Greenport

The hamlet of Greenport West is located in the eastern half of the Town's mainland, in the area just outside of and surrounding the incorporated Village of Greenport. Greenport West is bordered on the west by the hamlet of Southold and Arshamomaque Pond, and on the east by East Marion. To the north is the Long Island Sound, and to the south is Greenport Village, Pipes Cove, and Greenport Harbor. This area of the North Fork narrows significantly, and is nearly completely separated from the rest of the North Fork by Arshamomaque Pond. Vehicle connections are via a narrow strip of land along County Route 48 and a bridge on State Route 25.

Greenport West is 2,477 acres in size. The name comes from the U.S. Census and can be confusing given that this land area is located both east and west of the Village of Greenport. The hamlet of Greenport West is considered separate from the Village in that the land within the boundaries of the Village are subject to the rules and regulations of the incorporated Village, while the land outside the Village's boundaries is subject to the regulations of the Town of Southold. The irregular shape of the Village's boundary is the reason for the irregular shape of the Greenport West hamlet.

Greenport West is primarily a residential hamlet, with nearly a third of its land in residential uses. Several distinct residential neighborhoods located along the various water bodies characterize this hamlet. There are 1,837 homes, at a density of 0.7 housing units per acre. This is the only hamlet with life care facilities including San Simeon by the Sound, a non-profit nursing home, and Peconic Landing, a large private retirement community.

The hamlet is unusual in the type and distribution of its open space. The preserved land occurs primarily in a large block of what is known as Moore's Drain, and is a complex of woodland and wetlands. There is also a golf course and a county park.

The commercial center for Greenport West is the Village of Greenport, which contains a grocery store, pharmacy, post office, restaurants, and other shops. Commercial land use outside the Village covers about 7 percent, which is a significantly greater percentage than town-wide or other hamlets. Some of this can be attributed to the fact that Greenport West contains several marinas and motels, more than any other hamlet.

Greenport West has a small amount of agricultural land, covering a little over 5 percent, and is much lower than most other hamlets and the Town overall.

Greenport Village

The incorporated Village of Greenport has its own government and is outside the purview of Southold Town planning. However, the Village is an important neighbor and partner for the Town. There are shared services, such as police, and some municipal sewer connections. In addition, the Village contains a grocery store, library, and other shops and services that are a benefit to the easternmost hamlets of Greenport, East Marion, and Orient. Greenport Village is surrounded on three sides by the hamlet of Greenport West, and on the south by Pipes Cove and Greenport Harbor. It is 744 acres in size.

A complete list of land uses and corresponding acres and percentages in Greenport West can be found in **Table 3.7**.

Table 3.7 Greenport West Land Use

Land Use	Acres	%
Residential	697	28.1
Recreation & Open Space	627	25.3
Vacant	390	15.7
Transportation	194	7.8
Institutional	184	7.4
Commercial	179	7.2
Agriculture	130	5.3
Industrial	27	1.1
Utilities	10	0.4
Waste Handling & Mgt	9	0.4
Total Acres	2,447	

Zoning in Greenport West

The zoning in Greenport West, like that of all the other hamlets, is mostly residential. Eleven of the 19 zoning districts appear here, with Residential 80 (R-80)

and R-40 covering the most land at 1,767 acres. This hamlet has the most Hamlet Density (HD) zoned land in Southold Town at 169 acres, most of which is in the Peconic Landing development. It is one of three hamlets to contain the Affordable Housing District (AHD) zoning at 48 acres, located in the Cedarfields and Pheasant Run developments off Moores Lane.

Greenport West is the only other hamlet other than Cutchogue to contain Light Industrial Office (LIO) zoning, which stretches along the south side of State Route 25 from just west of Chapel Lane to Moores Lane. Much of that land contains extensive wetlands and 62 of the 95 acres of LIO zoned land has since been protected from future development. Most of the land in that zone that could be developed has been, with the bulk of that development occurring east of Silvermere Road.

Table 3.13 at the end of this chapter illustrates the zoning in the hamlets of Southold Town.

Buildout Analysis for Greenport West

The theoretical buildout potential for Greenport West can be estimated by looking at the current land available for development and the zoning.

There are approximately 407 acres of land available for development in Greenport West. Of those, 231 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 98 building lots would be created. The remaining 176 acres of land already exist as 213 individual vacant house lots. Added together they represent the theoretical buildout potential for Greenport West of 311 additional housing units.

Nearly 70 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house would have to be created through the subdivision process.

Commercial and industrial development in Greenport West is at 32 percent of the potential amount that would be allowed under the current zoning. At over 450,000 square feet, Greenport West has the third largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for the use were developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the "Buildout Analysis" section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Greenport West

During the Hamlet Study and subsequent Hamlet Stakeholder meetings, residents of the hamlet of Greenport West expressed a vision that included preserving remaining open spaces and wetlands, and enhancing scenic areas, as well as the character of the existing neighborhoods. They also supported new housing opportunities for the workforce, as well as an improved public transportation system.

- A** | Preserve remaining open space and natural areas. This topic is covered in more detail in Chapter 10, "Land Preservation."
 - B** | Homes that are affordable to year-round residents are important. Accomplish the creation of more affordable homes, and ensure they are spread throughout the Town in equal measure. This topic is covered in more detail in Chapter 8, "Housing."
 - C** | Improve the State Route 25 Scenic Corridor in Greenport by enforcing current codes regarding signage, outdoor storage, and similar. Goal 3 of this chapter addresses code enforcement and the need to continue to improve it town-wide.
 - D** | Maintain and improve community character through the continuation of the Architectural Review Committee for all commercial development. For more on this topic, see Chapter 5, "Community Character."
 - E** | Improve pedestrian and traffic safety, especially at the intersection of County Route 48 and State Route 25, and on County Route 48 at the Soundview Inn. This topic is discussed in more detail in Chapter 4, "Transportation & Infrastructure."
- Protect the quality of life by minimizing light pollution. Light pollution is addressed in more detail in Chapter 5, "Community Character," and Chapter 6, "Natural Resources & Environment."

Figures 3.12 and **3.13** identify land use and zoning for Greenport West.

Figure 3.12 Greenport West Land Use Map

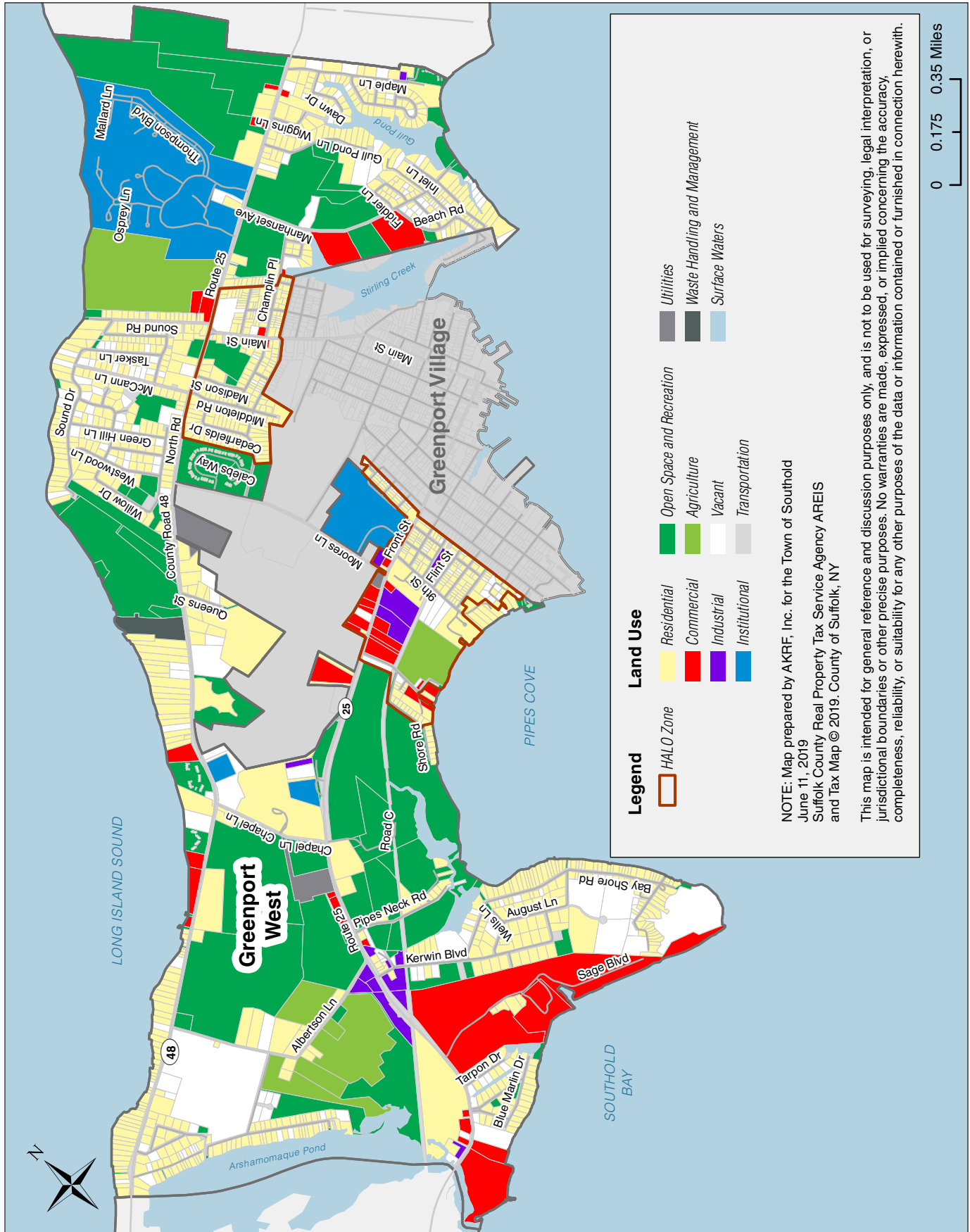
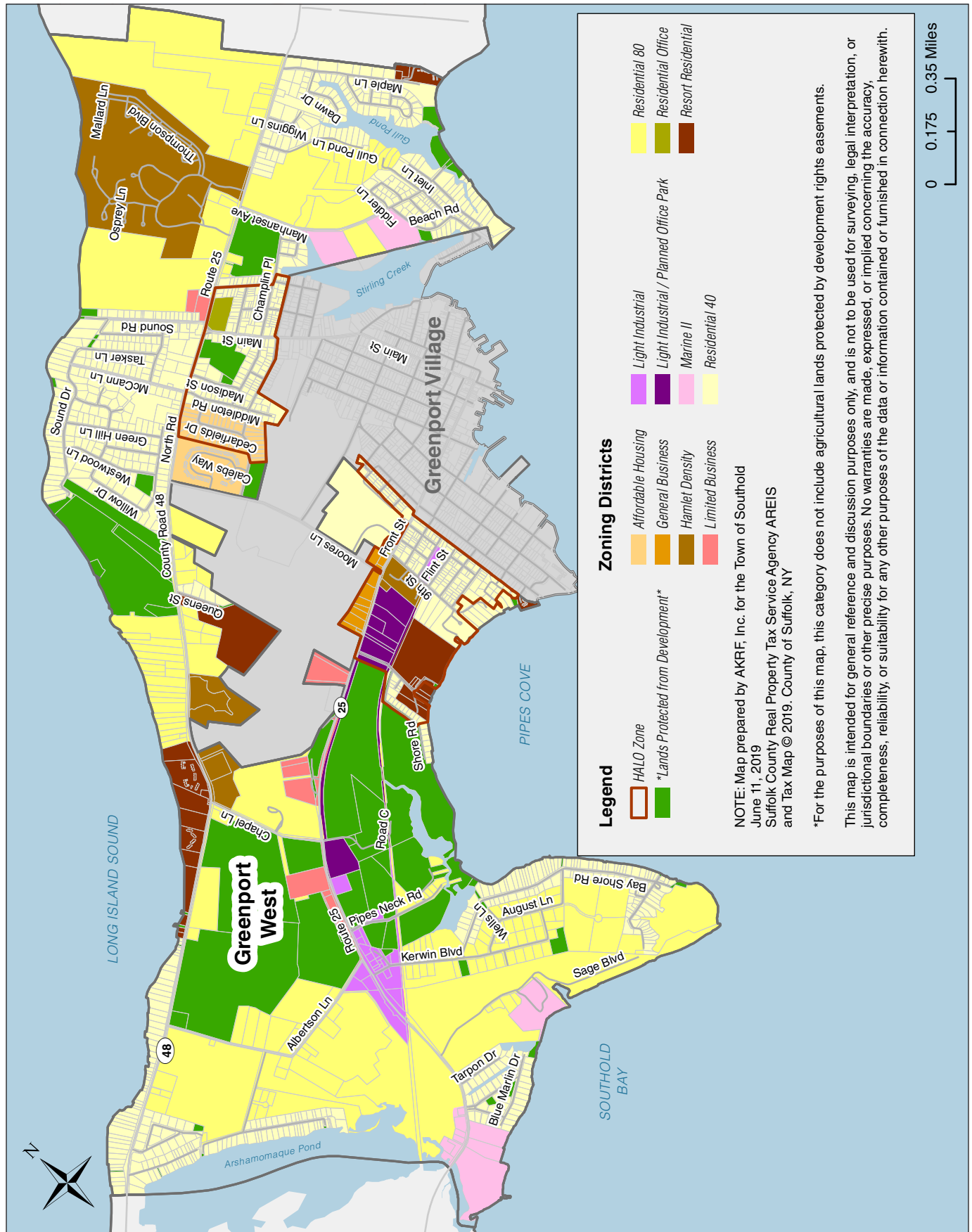


Figure 3.13 Greenport West Zoning Map



Mattituck / Laurel



Love Lane in Mattituck

Mattituck and Laurel are the gateway to Southold Town from the west, and are important in establishing the overall first impression of the character of the Town. The two hamlets are addressed together in this plan for the purposes of generating statistics, primarily due to the boundary between them being difficult to pinpoint. Changes to school districts over time have caused official boundary lines to differ from those recognized by long-time residents. In addition, a small portion of Laurel is located in Riverhead Town. The two hamlets will be referred to as “Mattituck/Laurel” when discussing statistics, yet will also be treated as two distinct places with regard to their character and scale.

Mattituck is located in the western half of the Town’s mainland, and stretches from the Long Island Sound across the entire width of the North Fork to the Peconic Bays. It is bordered on the northwest by Riverhead Town, the southwest by Laurel, and the east by Cutchogue. To the north is Long Island Sound, and the south is Great Peconic Bay. Laurel is located in the southwestern end of the Town, bordered by Riverhead Town on the west, Mattituck on the north and east, and the Great Peconic Bay on the south. Mattituck/Laurel contain 7,569 acres of land.

Mattituck/Laurel contain nearly as much agricultural land as Cutchogue at almost 3,000 acres, or 40 percent of its land area. The wide expanses of agricultural land that can be seen along State Route 25 and County Route 48 establish in large part the character of this area. Another identifying feature is the Mattituck Creek, a significant body of water that is two miles long. The creek’s extensive protected shoreline creates many opportunities for waterfront access and its headwaters can be viewed by motorists travelling on County Route 48. At its mouth is a public beach with wide, open views of the Long Island Sound.

Residential uses cover over 30 percent of the land in Mattituck/Laurel and are almost entirely single-family residences. There are 3,151 housing units in Mattituck/Laurel at an overall density of 0.4 housing units per acre, slightly less dense than the overall town density of 0.5. As is the case in all of the hamlets, the overall density does not reflect the true density of any given neighborhood. In Mattituck/Laurel, there are both pockets of very high-density neighborhoods as well as large blocks of undeveloped land, some agricultural and some preserved natural woodlands like the Laurel Lake Preserve.

Although only 2 percent of the land area of Mattituck/Laurel is considered commercial, Mattituck contains one of the largest and most diverse commercial centers in the Town, with a bustling hamlet center and a second, larger business district to the west of the hamlet center. Together, these commercial centers are the western part of the Town’s primary commercial hub.

Laurel contains a small hamlet center located just off State Route 25, composed of just a few businesses. Another larger group of businesses stretches along State Route 25 from the train trestle east.

Mattituck contains significant areas of light industrial uses, the most visible being along the railroad tracks near the hamlet center.

A summary of the land use categories in Mattituck/Laurel is shown in **Table 3.8**.

Table 3.8 Mattituck/Laurel Land Use

Land Use	Acres	%
Agriculture	2,983	39.4
Residential	2,412	31.9
Recreation & Open Space	850	11.2
Transportation	529	7.0
Vacant	446	5.9
Commercial	133	1.8
Utilities	98	1.3
Institutional	76	1.0
Industrial	42	0.6
Total Acres	7,569	

Zoning in Mattituck/Laurel

Eleven of the 19 zoning districts are represented in Mattituck and Laurel, with 45 percent, or 3,459 acres zoned Agricultural Conservation with R-80 and R-40 covering most of the rest of the land. Mattituck and

Laurel combined have the most General Business zoned land of all hamlets at 73 acres, and the second largest amount of Hamlet Business zoned land at 43 acres. Most of the Hamlet Business zoning is in Mattituck in the Love Lane area, although Laurel has a small amount near State Route 25 on Franklinville Road.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Mattituck/Laurel

The theoretical buildout potential for Mattituck/Laurel can be estimated by looking at the current land available for development and the zoning.

There are approximately 2,249 acres of land available for residential development in Mattituck/Laurel. Of those, 1,939 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 810 building lots would be created. The remaining 311 acres of land already exist as 317 individual vacant house lots. Added together they represent the theoretical buildout potential for Mattituck/Laurel of 1,127 additional housing units.

Nearly 30 percent of those possible additional housing units would be on house lots that already exist, while the other potential house would have to be created through the subdivision process.

Commercial and industrial development in Mattituck/Laurel is at 35 percent of the potential amount that would be allowed under the current zoning. At over 800,000 square feet, Mattituck/Laurel has the largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for it was developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the ongoing land preservation program, as well as the fact that, like Cutchogue, much of the land that is theoretically available for residential development due to its zoning is already being actively used for agriculture in Mattituck and Laurel and might never be converted to homes. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/ Issues for Mattituck/Laurel

Mattituck/Laurel residents have expressed a vision that includes preserving farmland and open spaces, retaining the character of the hamlets, and improving traffic safety and pedestrian access in and near the hamlet center.

- A** | Preserve farmland and the business of agriculture. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B** | Ensure future commercial development in the hamlet center is at a scale consistent with the hamlet’s character. This goal can be met through the implementation of the hamlet center subsection of Goal 2 and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- C** | Prevent retail sprawl and the potential creation a third retail business area that will detract from Love Lane and the nearby retail shopping center. This concern is addressed in Goal 2 of this chapter, in the subsection entitled “Business Corridors Outside Hamlet Centers Zoning Update.” One objective that would help achieve this goal would be to direct retail uses to the hamlet centers while providing for additional uses in the business corridors outside of the hamlet centers.
- D** | Improve the pedestrian safety and walkability of Main Road from Factory Avenue to Love Lane including a link for safe pedestrian crossing from Love Lane. The town-wide Goal 2 in the hamlet center subsection and Chapter 4, “Transportation & Infrastructure” address this issue.
- E** | Update the uses in the Light Industrial zones near the hamlet center to adapt to a changing economy. This issue is reflected in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet.
- F** | Affordable, attainable housing is important, and the most acceptable model is converting an existing large house to several apartments, rather than large, new developments. Chapter 8, “Housing,” addresses this issue in more detail.
- G** | Create a ‘village green’ for the hamlet center. Chapter 13, “Parks & Recreation,” also includes this goal.

Figures 3.14 and **3.15** identify land use and zoning for Mattituck/Laurel.

Figure 3.14 Mattituck/Laurel Land Use Map

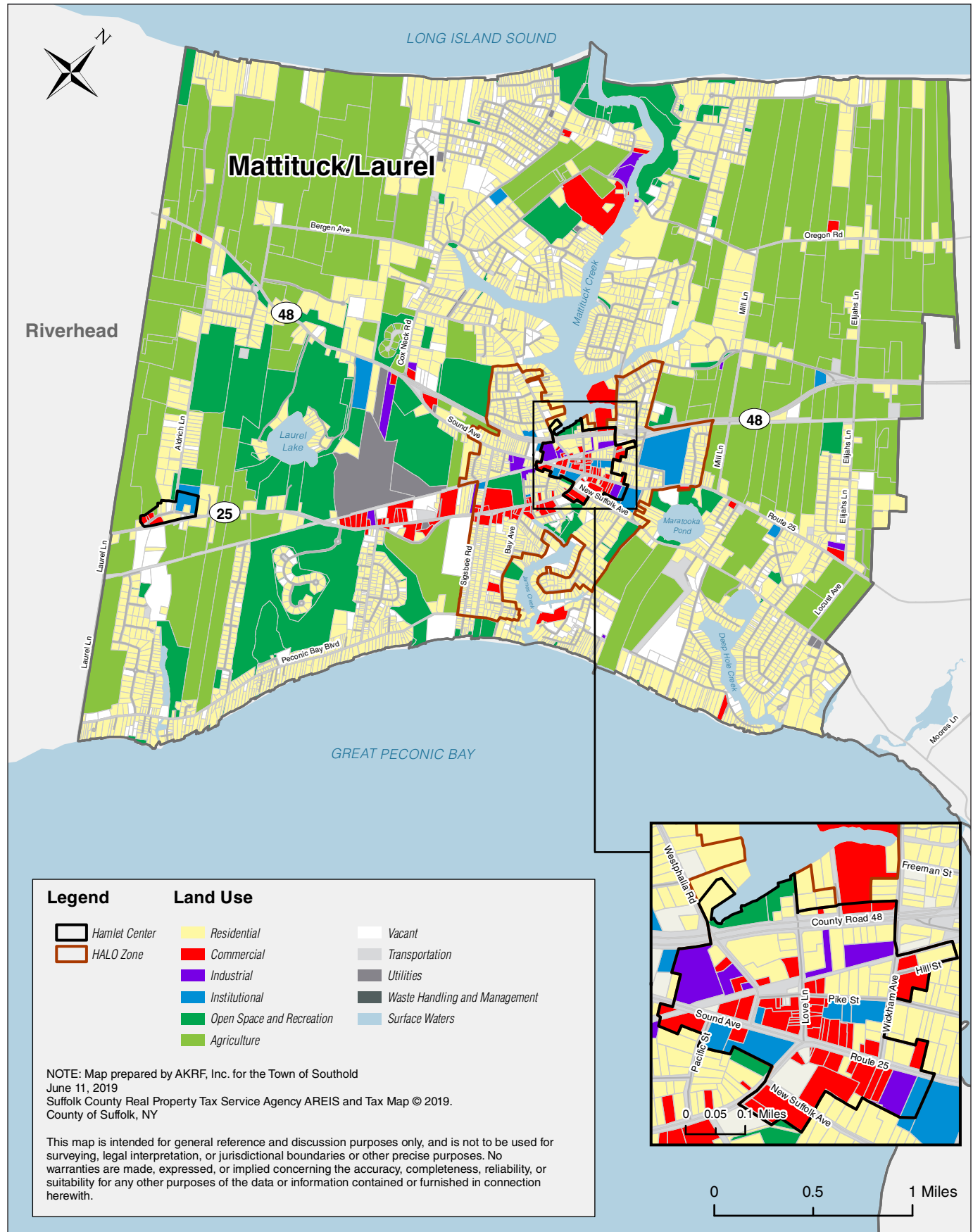
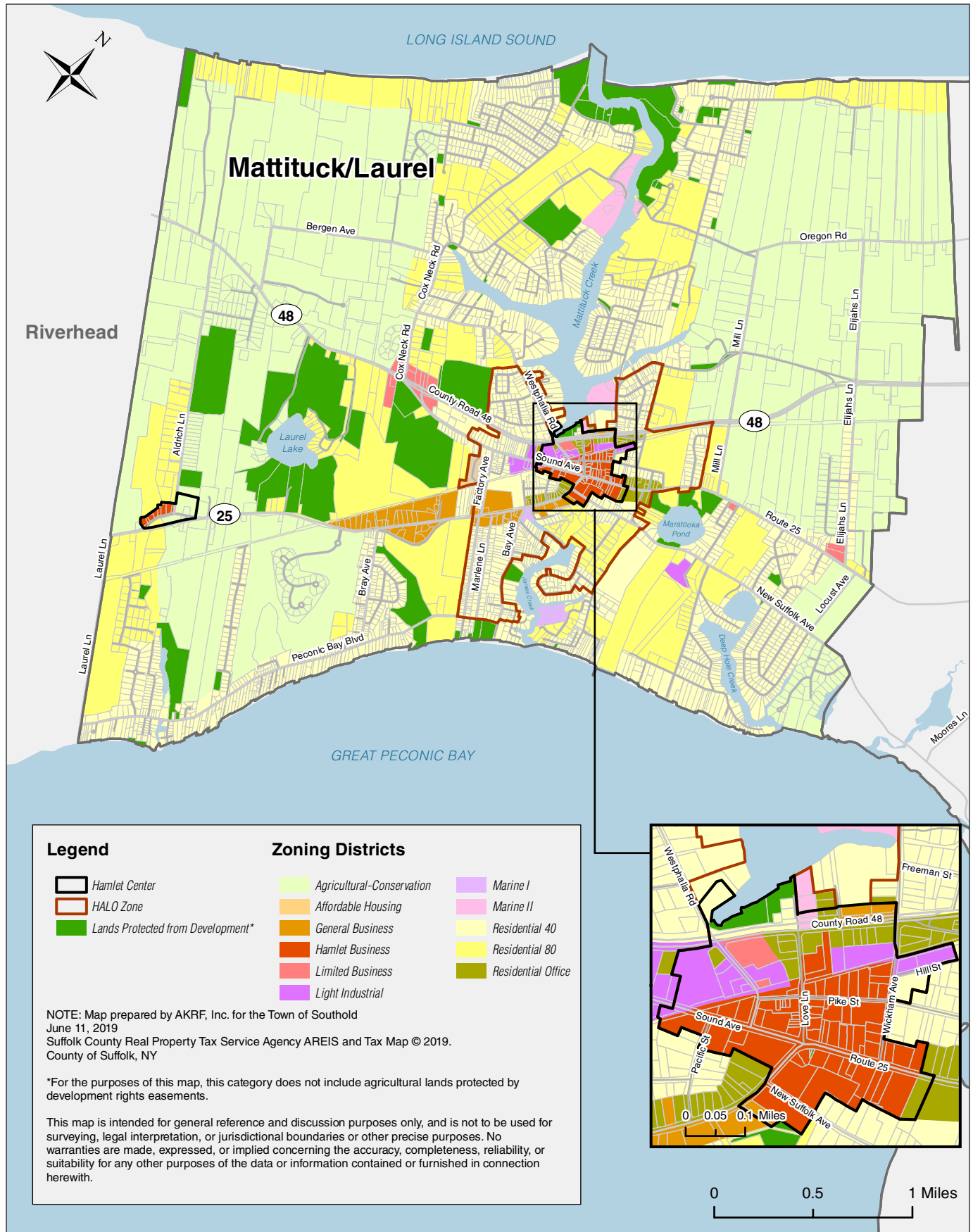


Figure 3.15 Mattituck/Laurel Zoning Map



New Suffolk



New Suffolk Beach

The compact hamlet of New Suffolk is located on the south shore in the western half of the Town's mainland. It is bordered on the west and north by Cutchogue, on the south by Great Peconic Bay, and on the east by Cutchogue Harbor. At 335 acres, New Suffolk is the smallest hamlet. Robins Island, located a mile off the south shore of New Suffolk in the Great Peconic Bay, technically adds another 454 acres to the area of New Suffolk; however, the island is protected from future development by a conservation easement, and is discussed separately in the statistics about land use for the hamlet.

New Suffolk's hamlet center features a traditional, rectangular street grid pattern, small lots, and a tiny schoolhouse which combine to generate an air of quiet charm. The waterfront area along First Street was at one time an industrial area, with uses including submarine manufacturing. The area was transformed over time and now boasts a popular sandy beach, a boat ramp, and spectacular views of Cutchogue Harbor and the bay. Commercial activity in the hamlet is limited to a few shops, restaurants, and small marinas.

Land use in the hamlet is mostly single-family homes. Such residential uses account for nearly 50 percent of the land area, with 307 housing units at a density of 0.9 housing units per acre. This density is nearly twice as high as the town-wide average. Thirty-seven percent of the homes in New Suffolk are seasonal, a rate that is similar to the town-wide percentage.

The small amount of agricultural land in New Suffolk is part of a larger Cutchogue farm. Other than Fishers Island, New Suffolk is the only hamlet bypassed by both

State Route 25 and County Route 48, although summer crowds still manage to find their way to its lovely views and beach.

A summary of the land use categories in New Suffolk is shown in **Table 3.9**.

Table 3.9 New Suffolk Land Use

Land Use	Acres	%
Residential	161	48
Vacant	60	18
Agriculture	47	14
Transportation	36	10.7
Recreation & Open Space	19	6
Commercial	6	2
Industrial	5	1
Institutional	1	0.3
Total Acres*	335	

**Not including 454-acre Robins Island.*

Zoning in New Suffolk

Eight of the 19 zoning districts are represented in New Suffolk. The Residential 400 (R-400, or "10-acre zoning") covers the largest amount of land area; this is due to Robins Island being counted as part of New Suffolk. The mainland of New Suffolk is zoned in about equal parts Residential (mostly R-40) and Agricultural Conservation on its outskirts.

There is very little commercially zoned property in New Suffolk, with the majority located in the Marine I and Marine II zones and being mostly developed as marinas on the waterfront. A small amount of Hamlet Business zoned land, four acres, is located on First Street.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for New Suffolk

The theoretical buildout potential for New Suffolk can be estimated by looking at the current land available for development and the zoning.

There are approximately 78 acres of land available for residential development in New Suffolk. Of those, 29 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 10 building lots would be created. The remaining 49 acres of land already exist as 29 individual vacant house lots. Added

together they represent the theoretical buildout potential for New Suffolk of 39 additional housing units.

The majority, or 74 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in New Suffolk is at 12 percent of the potential amount that would be allowed under the current zoning. At a little over 19,000 square feet, New Suffolk has the lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use were developed to its full potential, the result could be eight times the existing amount of commercial building area.

Figure 3.4 (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/ Issues for New Suffolk

New Suffolk residents prefer that their hamlet stay the way it is, a peaceful retreat off the beaten path. Public views and access to the water are important. Although the zoning would allow it, the vision for the hamlet center does not involve any additional commercial activity, nor is it likely given the environmental and space constraints of the small, existing parcels.

- A |** Ensure any future commercial development be at a scale and intensity that is in keeping with the small scale of the hamlet. This issue is reflected in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet.
- B |** Improve traffic safety in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- C |** Improve the parking situation on First Street and near the beach. This issue is reflected in the hamlet centers subsection of Goal 2 of this chapter, which calls for an assessment of parking in each hamlet.
- D |** Protect the public views and access to the water along First Street. This is partially addressed in Chapter 5, “Community Character.”

Figures 3.16 and **3.17** identify land use and zoning for New Suffolk.

Figure 3.16 New Suffolk Land Use Map

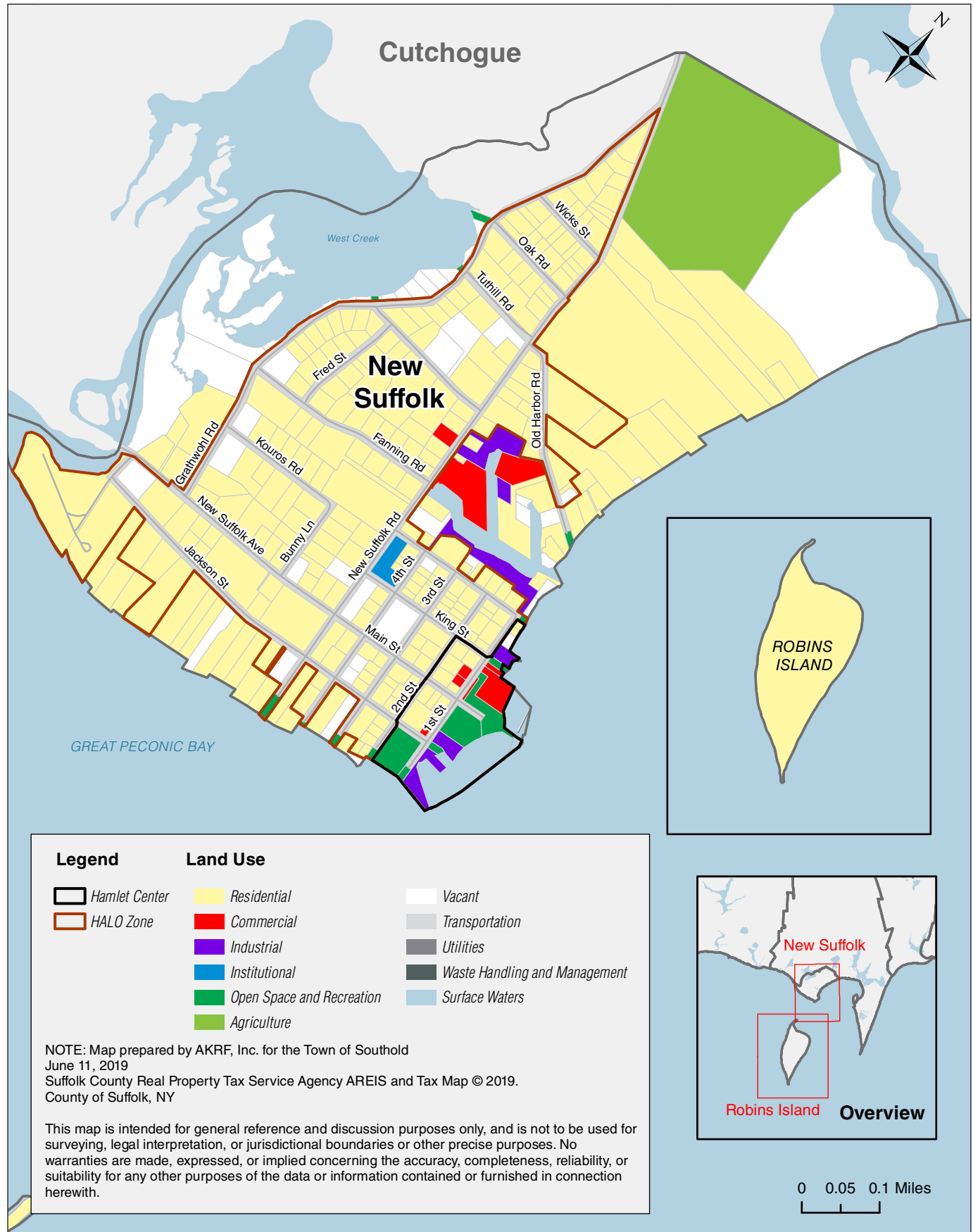
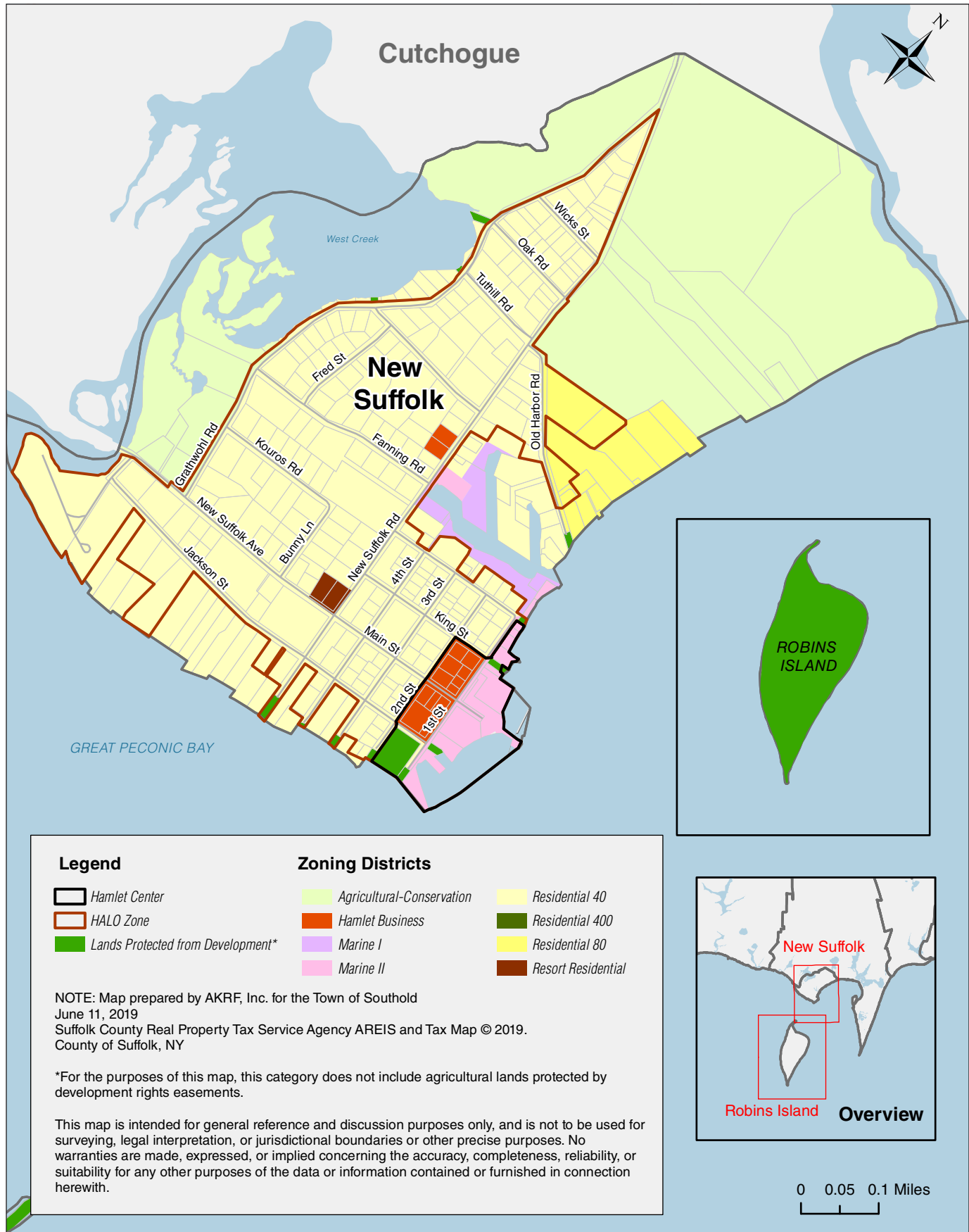


Figure 3.17 New Suffolk Zoning Map



Orient



The hamlet of Orient is located on the eastern end of the Town's mainland. It is bordered on the west by East Marion and is otherwise surrounded by water—on its north by the Long Island Sound, on its southwest by Orient Harbor, and on its southeast by Gardiner's Bay. Orient is 3,163 acres in size, not including the islands associated with it. These include Plum Island, at 816 acres, Greater Gull at 25, and Lesser Gull at about 5.

Orient's character is defined by its farms and its traditional hamlet center with narrow streets lined by trees and historic buildings. Agricultural land uses cover over a third of the hamlet's land area.

Few businesses exist in the hamlet center, and very little other commercial activity exists elsewhere in Orient, lending to the charm of this quiet hamlet. Orient is also known for its extensive protected open space and parkland, including Orient Beach State Park and Orient Point County Park.

Less than a quarter of the land is in residential use; these uses are nearly all single-family homes. There are 777 housing units, in an overall density of 0.2 units per acre, a rate over 50 percent lower than the overall town-wide housing density.

A complete list of land uses and corresponding acres and percentages in Orient are in **Table 3.10**.

Table 3.10 Orient Land Use

Land Use	Acres	%
Agriculture	991	31.3
Recreation & Open Space	924	29.2
Residential	746	23.6
Vacant	281	8.9
Transportation	154	4.9
Institutional	38	1.2
Commercial	22	0.7
Industrial	5	0.2
Utilities	1	0.0
Total Acres*	3,163	

* Not including 816-acre Plum Island and other islands.

Zoning in Orient

The zoning in Orient is almost entirely residential. There is a very small amount of commercial land, mostly on or near Village Lane. The Marine II zoning is largely composed of the Orient Point marina area of Orient by the Sea, the Plum Island ferry property, and the Cross Sound Ferry property. Plum Island zoning districts are included because Plum Island is included in the Orient totals.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Orient

The theoretical buildout potential for Orient can be estimated by looking at the current land available for development and the zoning.

There are approximately 667 acres of land available for development in Orient. Of those, 444 acres of land could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 158 residential building lots would be created. The remaining 224 acres of land already exist as 163 individual vacant house lots. Added together they represent the theoretical buildout potential for Orient of 321 additional housing units.

Slightly more than half of those possible additional housing units would be on house lots that already exist, while the other half of the potential future house lots would have to be created through the subdivision process.

Commercial and industrial development in Orient is at 21 percent of the potential amount that would be allowed under the current zoning. At over 37,000 square feet, Orient has the third lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for this use were developed to its full potential, the result could be five times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy, the ongoing land preservation program, and the fact that much of the land able to be subdivided further is in active agricultural use. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.



Goals/Issues For Orient:

Maintaining the quiet, rural character and scenic beauty of the hamlet are high priorities for Orient.

- A** | Preserve open space and farmland. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B** | Protect water resources from over-use and contamination from septic systems. This goal is addressed in more detail in Chapter 6, “Natural Resources & Environment.”
- C** | Create homes that year-round residents, including young people, can afford. This topic is covered in more detail in Chapter 8, “Housing.”
- D** | Improve traffic safety and congestion in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- E** | Ensure future commercial development in the hamlet center is in keeping with and at a scale consistent with this small, historic hamlet’s character. This goal can be met through the implementation of Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet, and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- F** | Ensure future residential development in the hamlet is in keeping with and at a scale consistent with the hamlet’s character. This goal can be met, in part, through the implementation of this chapter’s Goal 2, which contains a subsection on updating regulations for Residential Uses including home sizes.
- G** | Protect the integrity of the Orient’s historic district. This topic is covered in more detail in Chapter 5, “Community Character.”

Figures 3.18 and 3.19 identify land use and zoning for Orient.

Figure 3.18 Orient Land Use Map

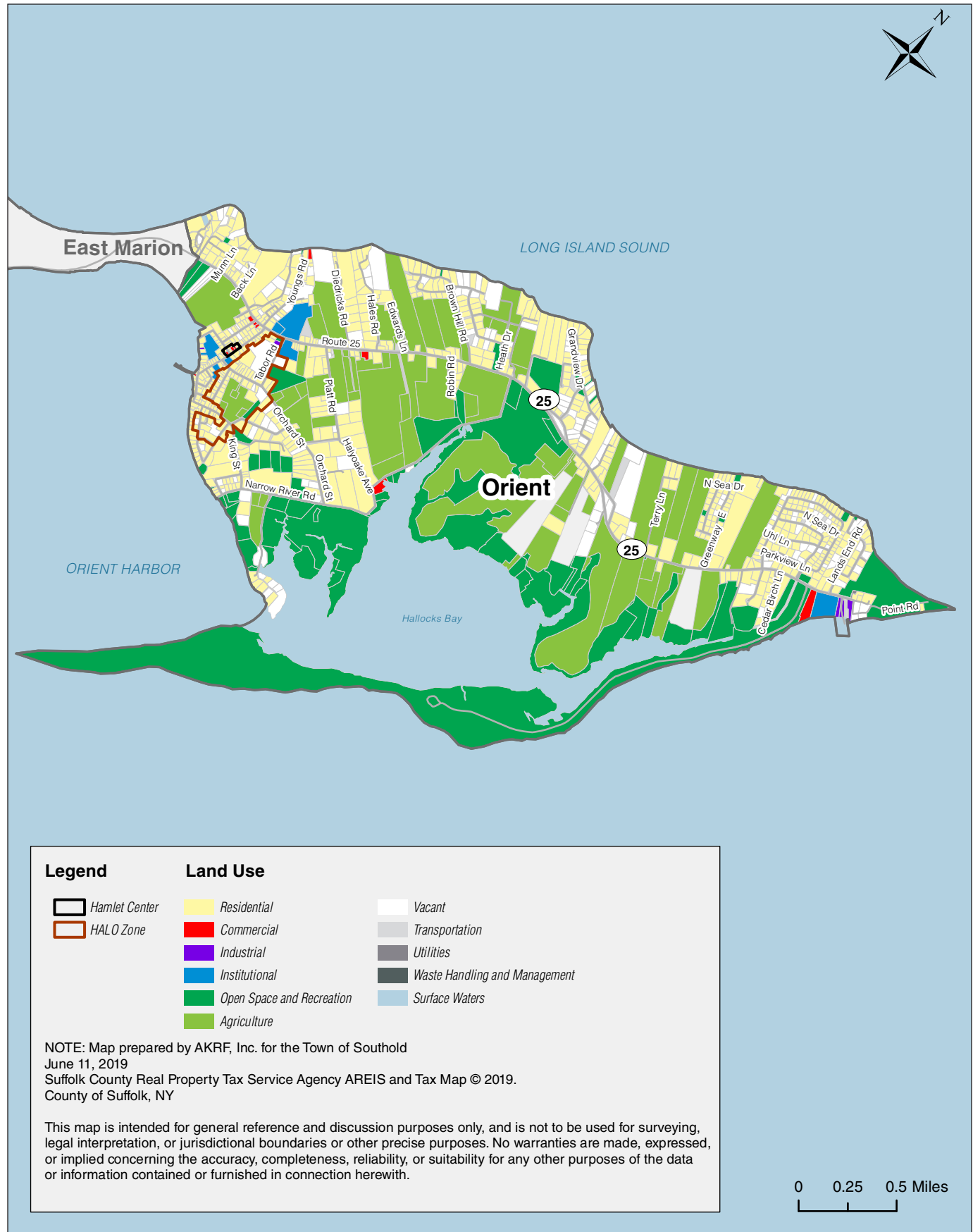
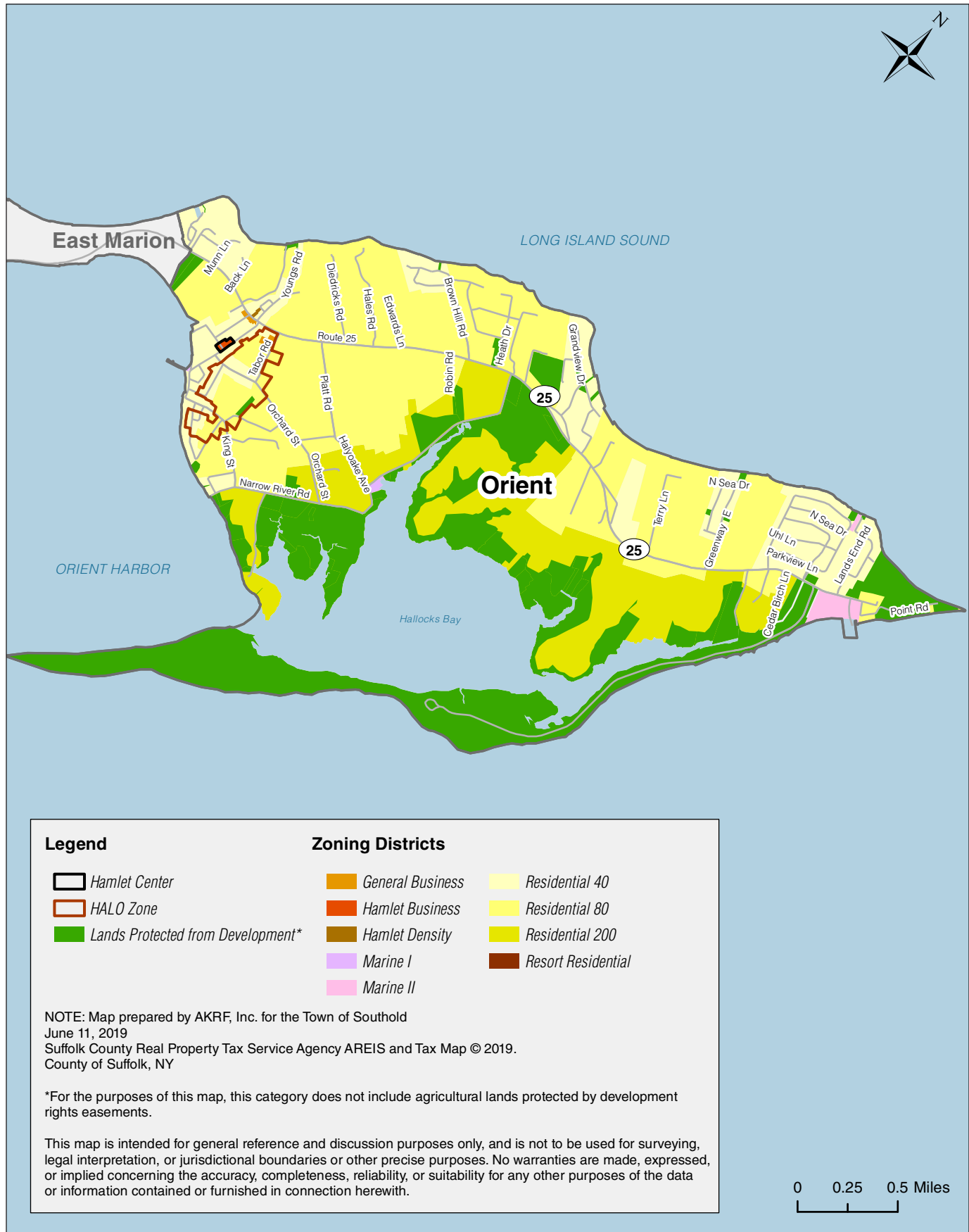


Figure 3.19 Orient Zoning Map



Peconic



Peconic Lane in Peconic

The hamlet of Peconic is located near the center of the Town's mainland. It is bordered on the west by Cutchogue and on the east by Southold. To the north is the Long Island Sound, and to the south is Hog Neck Bay. Peconic is 2,427 acres in size.

Agriculture defines Peconic, and farming activities cover over half of the land in the hamlet. Peconic is also seen as the recreation hub of the Town. Two large, town parks featuring playing fields and tennis courts, the Town Recreation Center, and the Town Community Center are all located in Peconic.

The very small hamlet center of Peconic is located just to the north of the town parks. Peconic's is among the smallest of the 10 hamlet centers, where only a few storefronts and businesses and a post office are located.

Residential land uses cover about 564 acres, or 23 percent of the land, with most of the homes located either near the Long Island Sound or near the creeks and bays to the southeast. There are 526 homes in Peconic, at an overall density of 0.2 housing units per acre. Peconic is much less densely developed than other hamlets and the Town overall.

A complete list of land uses and corresponding acres and percentages in Peconic are in **Table 3.11**.

Table 3.11 Peconic Land Use

Land Use	Acres	%
Agriculture	1,261	52.0
Residential	564	23.2
Recreation & Open Space	215	8.9
Vacant	194	8.0
Transportation	136	5.6
Commercial	43	1.8
Industrial	6	0.3
Institutional	5	0.2
Utilities	3	0.1
Total Acres	2,427	

Zoning in Peconic

The zoning in Peconic is almost entirely residential. Although the amount of commercially zoned land is small, it is diverse, with B, HB, LB, LI, RR, and RO uses, all clustered near Peconic Lane and along County Route 48, with a small amount of B zoning located near the intersection of Peconic Lane and State Route 25.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Peconic

The theoretical buildout potential for Peconic can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,015 acres of land available for residential development in Peconic. Of those, 900 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 364 residential building lots would be created. The remaining 115 acres of land already exist as 92 individual vacant house lots. Added together they represent the theoretical buildout potential for Peconic of 456 additional housing units.

A small percentage, or 20 percent, of those possible additional housing units would be on house lots that already exist, while the other 80 percent of potential house lots would have to be created through the subdivision process.

Commercial and industrial development in Peconic is at 24 percent of the potential amount that would be allowed under the current zoning. At over 75,000 square feet, Peconic has the fourth lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for it was developed to its full potential, the result could be four times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy, the ongoing land preservation program, and the fact that much of the land able to be subdivided further is in active agricultural use. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Peconic

Agriculture remains important to Peconic’s community character, and the hamlet center is the focus of community life with the post office at its anchor.

- A |** Continue to preserve farmland and agriculture. This topic is discussed in more detail in Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B |** Ensure future commercial development in the hamlet center is in keeping with the small scale and traditional setting of Peconic. This issue is reflected in hamlet center subsection of Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet, as well as in Chapter 5, “Community Character.”
- C |** Create homes that are affordable for year-round residents. This goal is addressed in more detail in Chapter 8, “Housing.”
- D |** Protect water resources from over-use and contamination from septic systems. This goal is addressed in more detail in Chapter 6, “Natural Resources & Environment.”

Figures 3.20 and **3.21** identify land use and zoning for Peconic.

Figure 3.20 Peconic Land Use Map

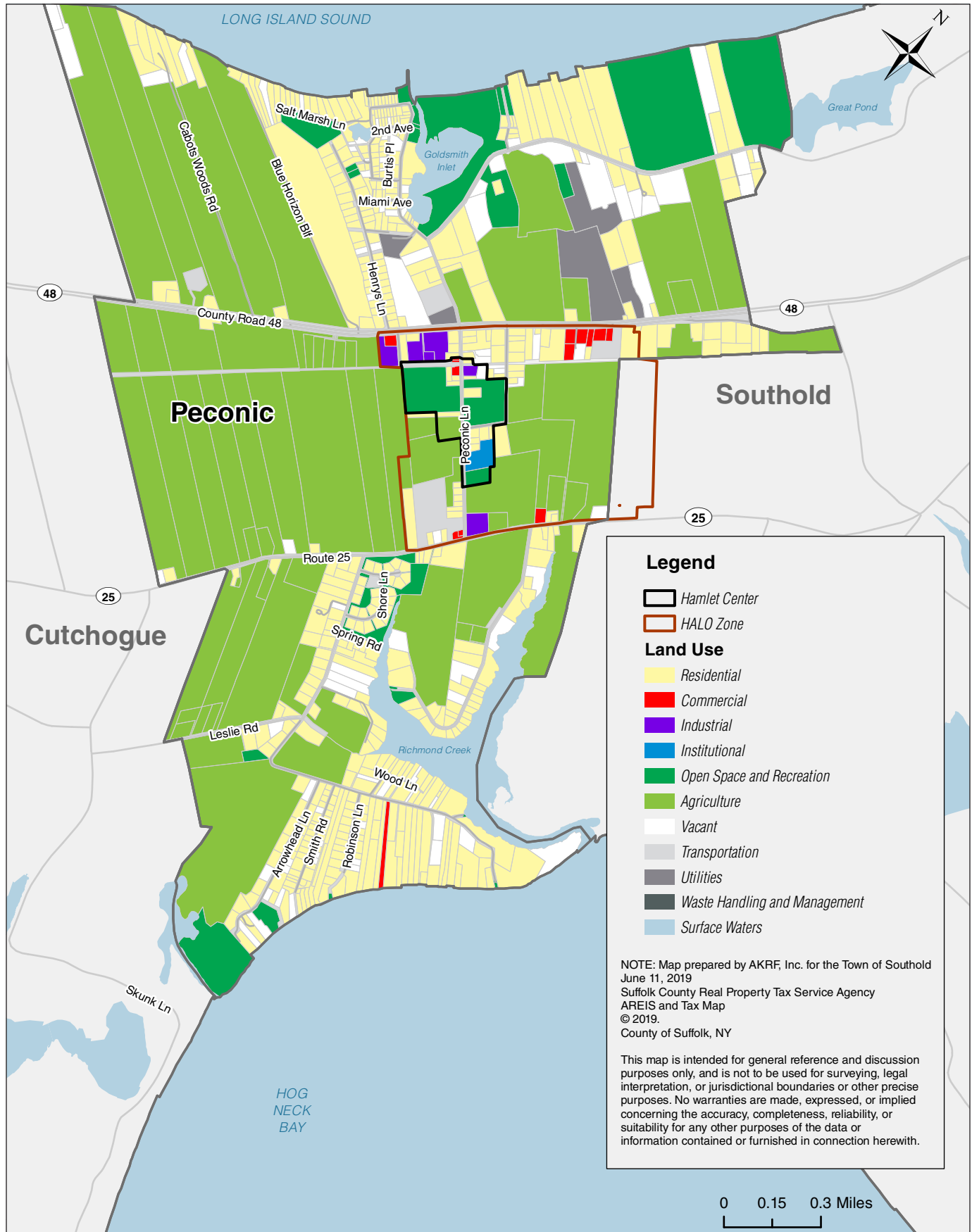
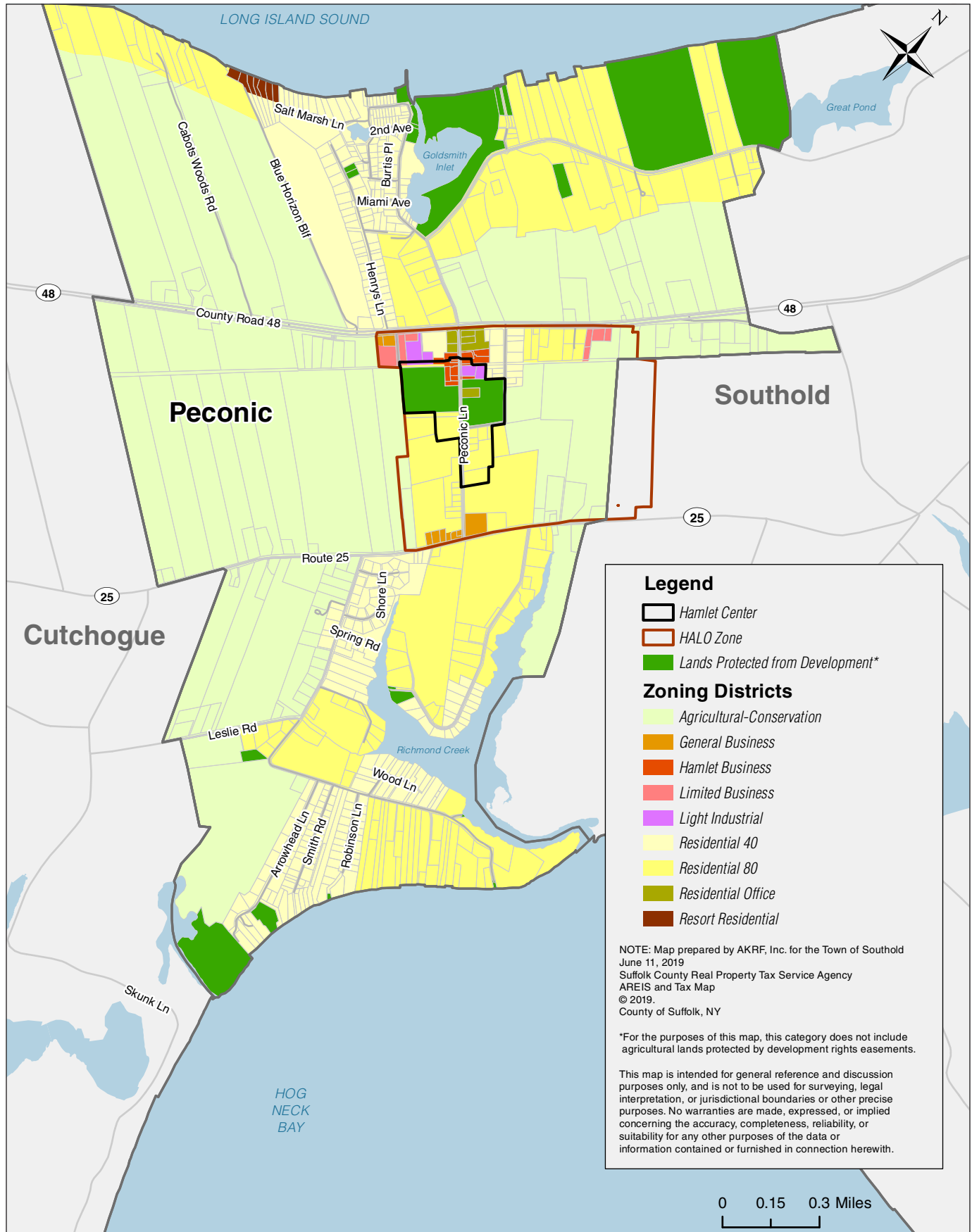


Figure 3.21 Peconic Zoning Map



Southold Hamlet



Southold hamlet is the heart of the Town and is situated at the center of the Town's mainland. It is bordered on the southwest by Peconic and on the northeast by Greenport West. To the northwest is the Long Island Sound, and to the south and southeast are various waterbodies, including the Hog Neck, Little Peconic, and Southold Bays. Southold hamlet is 5,944 acres in size.

Residential uses predominate in Southold hamlet with 2,532 acres, or 42 percent, of its land in use for this purpose. As Southold hamlet is the oldest developed portion of the Town, the historic character of it is evident in the development pattern of small residential lots and historic homes clustered around a bustling hamlet center. There are over 3,600 housing units in Southold hamlet, and the overall density of development is 1.6 units per acre, a rate three times more densely developed than the Town overall.

The Southold hamlet center contains the seat of local government, the largest commercial business district in the Town, and a transportation hub with bus stops and a train station. There are over 130 acres of land in commercial use in the hamlet, much of which is located in the hamlet center.

Although there is less agriculture use in Southold hamlet than in Cutchogue and Mattituck/Laurel, the 1,366 acres of farmland are very visible and form an important aspect of the hamlet's character.

Southold hamlet's public beaches, part of the Recreation and Open Space land use category, and its many creeks, inlets, and bays are also defining aspects of the hamlet's character. There are outstanding views of the sound and the bay from the main thoroughfares of State Route 25 and County Route 48 at Arshamomaque Pond and Town Beach.

A complete list of land uses and corresponding acres and percentages in Southold hamlet can be found in **Table 3.12**.

Table 3.12 Southold Hamlet Land Use

Land Use	Acres	%
Residential	2,532	42.6
Agriculture	1,366	23.0
Recreation & Open Space	620	10.4
Vacant	608	10.2
Transportation	535	9.0
Commercial	138	2.3
Institutional	85	1.4
Utilities	37	0.6
Industrial	25	0.4
Total Acres	5,944	

Zoning in Southold Hamlet

Southold hamlet is the most diverse hamlet in terms of zoning. Thirteen of the 19 zoning districts are represented in Southold hamlet. The largest amount of R-40 zoning is found here, as is the largest amount of Hamlet Business zoning. Residential zoning districts cover 97 percent of the land.

Commercial zoning is spread over a large, linear area along State Route 25 in and around the hamlet center, with Residential Office and Hamlet Business zoning predominating. Southold also has the largest amount of General Business zoning at 35 acres, most of which is found along County Route 48, as is the 31-acre Limited Business zoning district.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Southold Hamlet

The theoretical buildout potential for Southold hamlet can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,192 acres of land available for residential development in Southold hamlet. Of those, 797 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 328 residential building lots would be created. The remaining 395 acres of land already exist as 436 individual vacant house lots. Added together they represent the theoretical buildout potential for Southold of 764 additional housing units.

Over half of those potential additional housing units would be on house lots that already exist, while the other potential lots would have to be created through the subdivision process.

Commercial and industrial development in the hamlet of Southold is at 24 percent of the potential amount that would be allowed under the current zoning. At over 600,000 square feet, Southold hamlet has the second-largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for this use were developed to its full potential, the result could be four times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.



Main Street in Southold

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Southold Hamlet

Southold Stakeholders created this vision for Southold hamlet:

Maintain and enhance our community’s “sense of place” and our residential, rural, and historic character by encouraging mixed, small-scale, commercial and residential development in our hamlet center; maintaining the viability of our Main Street as a business district for local entrepreneurs; promoting diverse housing types in our HALO zone (aka the Hamlet Locus

Zone, an area surrounding and including the hamlet centers); and ensuring that density within these two districts is carefully balanced with the preservation of farmland and open space outside their boundaries.

- A** | Provide incentives for new businesses that favor adaptive reuse over new construction. This is discussed in more detail in Chapter 5, “Community Character.”
- B** | The grocery store is the anchor store on Main Street, and is critical to the vitality of the hamlet center. Every effort should be made to ensure it remains. Relocating it outside of the hamlet center would adversely impact other businesses in the hamlet center. The town-wide goals in Goal 2 of this chapter, in the subsection entitled “Business Corridors Outside Hamlet Centers Zoning Update,” contains an objective that would help achieve this goal by directing retail uses to the hamlet centers while providing for additional uses in the business corridors outside the hamlet centers.
- C** | Improve traffic congestion and safety and pedestrian safety. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- D** | Create more affordable housing opportunities. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 8, “Housing.”
- E** | Preserve and improve the vitality of Main Street as a walkable local business district. The objectives in Goal 2 of this chapter’s hamlet center subsection seek to achieve this for all hamlets where applicable. This goal is also related to Chapter 4, “Transportation & Infrastructure,” Chapter 5, “Community Character,” and Chapter 7, “Economic Development.”
- F** | Enforce the signage code. This will be achieved by Goal 3 of this chapter, which emphasizes the need for continued code enforcement town-wide.
- G** | Create a full-service transit hub at the train station to include bus stops for both County-owned and private bus services. This is discussed in more detail in Chapter 4, “Transportation & Infrastructure.”
- H** | Increase recreation opportunities for residents. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 13, “Parks & Recreation.”

Figures 3.22 and 3.23 identify land use and zoning for Southold hamlet.

Figure 3.22 Southold Hamlet Land Use Map

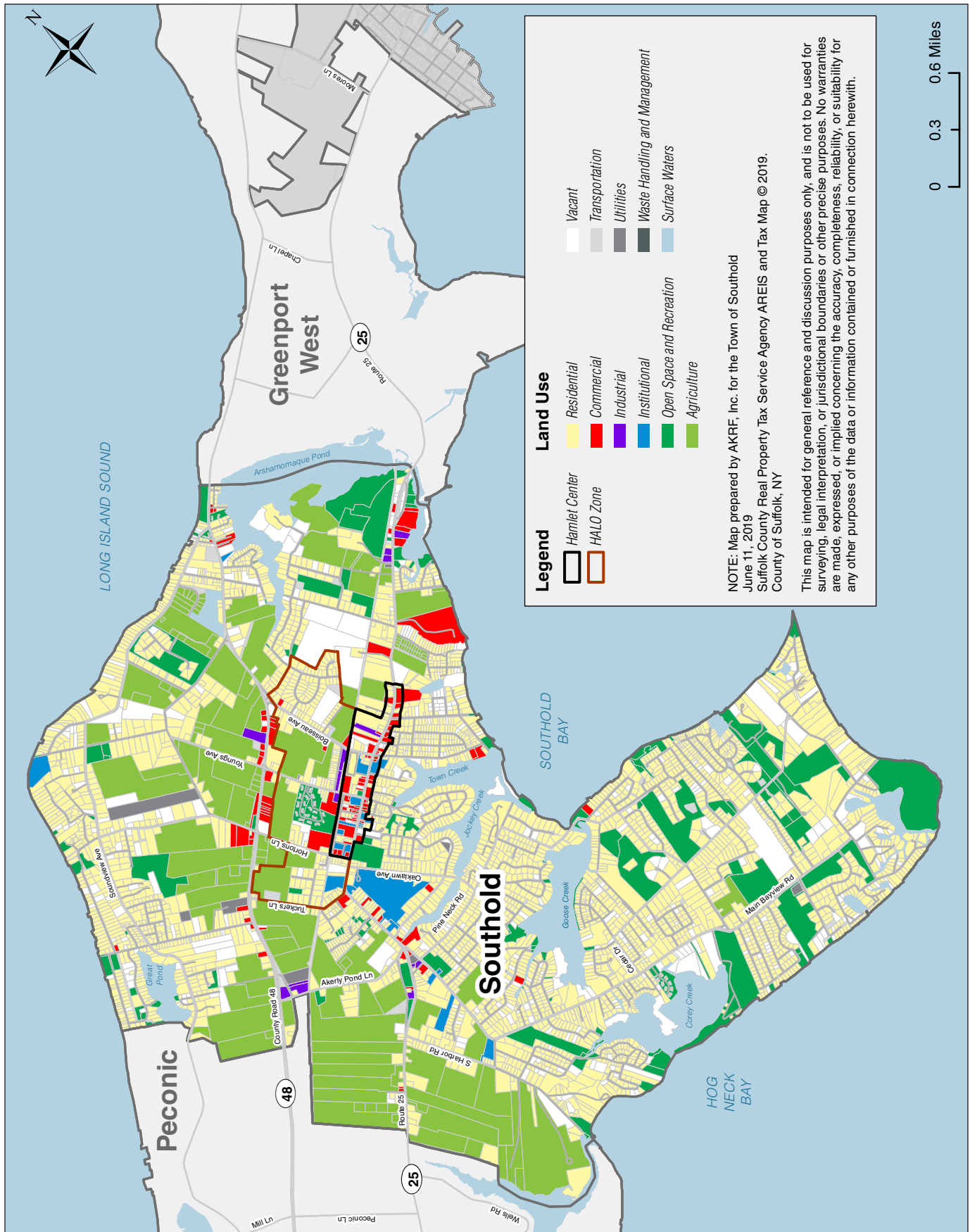


Figure 3.23 Southold Hamlet Zoning Map

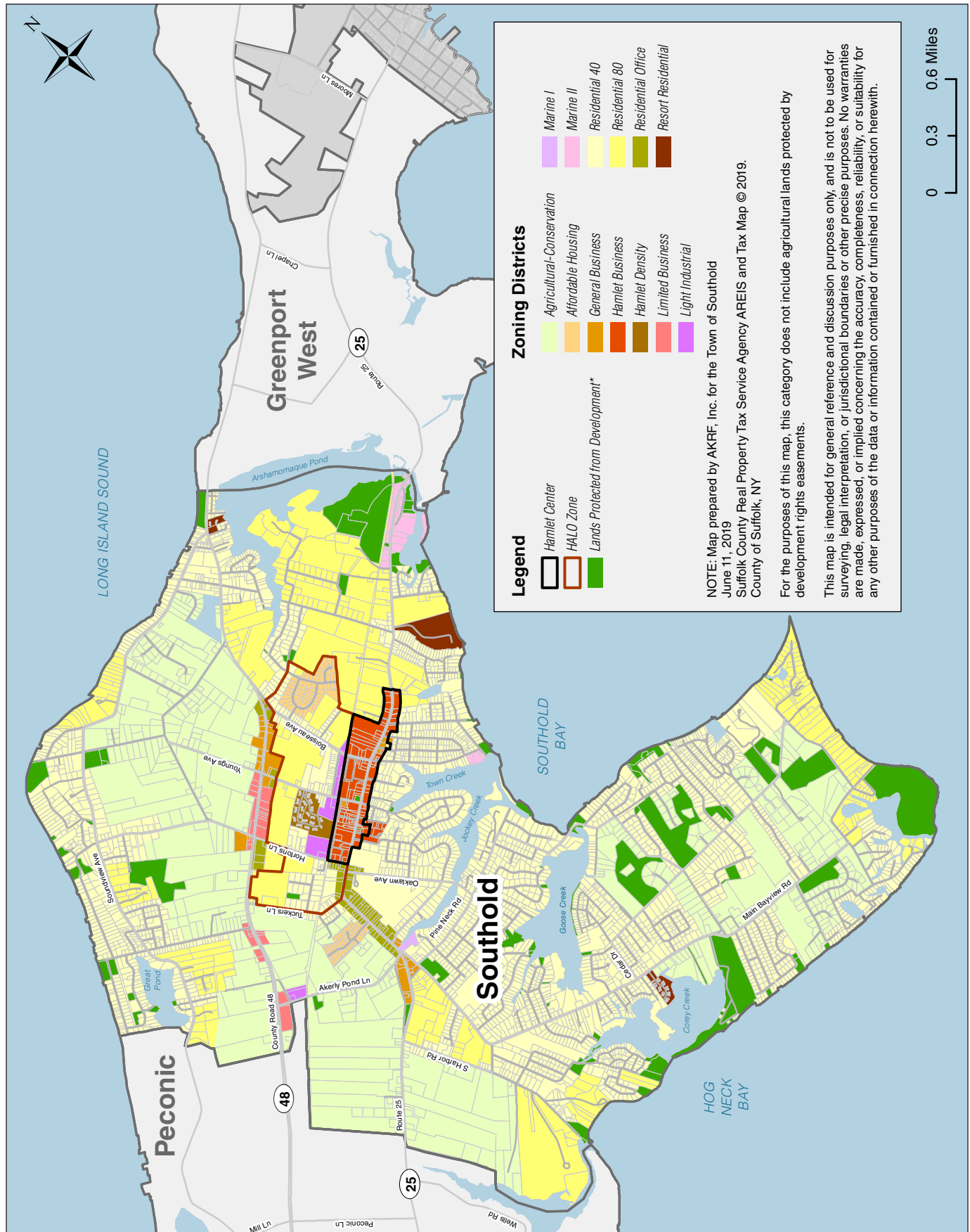


Table 3.13 Zoning in the Hamlets of Southold Town (Acres)*

Zoning District	Cutchogue	East Marion	Fishers Island	Greenport West	Mattituck/Laurel	New Suffolk	Orient	Peconic	Southold	Grand Total
AC	3,115	0	0	0	2,817	40	0	1,152	1,544	8,668
AHD	0	0	1	21	5	0	0	0	45	72
B	29	0	13	6	67	0	3	6	29	154
HB	27	1	2	0	36	4	2	5	71	148
HD	7	0	7	137	0	0	1	0	2	154
HP	0	0	0	0	0	0	0	0	0	0
LB	14	1	10	14	26	0	0	7	30	102
LI	100	0	0	18	17	0	0	5	21	161
LIO	66	0	0	13	0	0	0	0	0	79
MI	3	0	0	0	6	3	2	0	2	17
MII	0	15	0	29	37	3	7	0	19	111
PIC	0	0	0	0	0	0	437	0	0	437
PIR	0	0	0	0	0	0	155	0	0	155
R-120	0	0	686	0	0	0	0	0	0	686
R-200	0	0	0	0	0	0	343	0	0	343
R-40	1,120	585	88	447	1,466	134	362	241	1,618	6,062
R-400	0	0	245	0	0	450	365	0	0	1060
R-80	553	270	287	401	1,196	14	1,019	471	792	5,002
RO	10	0	0	5	25	0	0	6	41	86
RR	15	4	0	38	0	1	0	4	22	83

* Lands used for transportation (roads, drainage), wetlands, protected open space, and underwater lands are not included in the zoning district total acreages, except R-400 includes protected lands because most R-400 zoned land is preserved open space or owned by government entities. A full description of each zoning district can be found online at <http://ecode360.com/SO0452?needHash=true>.

Zoning district abbreviations are as follows:

AC – Agricultural Conservation

AHD – Affordable Housing District

HD – Hamlet Density

B – General Business

HB – Hamlet Business

HP – Historic Preservation

LB – Limited Business

LI – Light Industrial

LIO – Light Industrial/Office

MI – Marine I

MII – Marine II

R-40 – Residential 40,000 square feet per lot

R-80 – Residential 80,000 square feet per lot

R-120 – Residential 120,000 square feet per lot

R-200 – Residential 200,000 square feet per lot

R-400 – Residential 400,000 square feet per lot

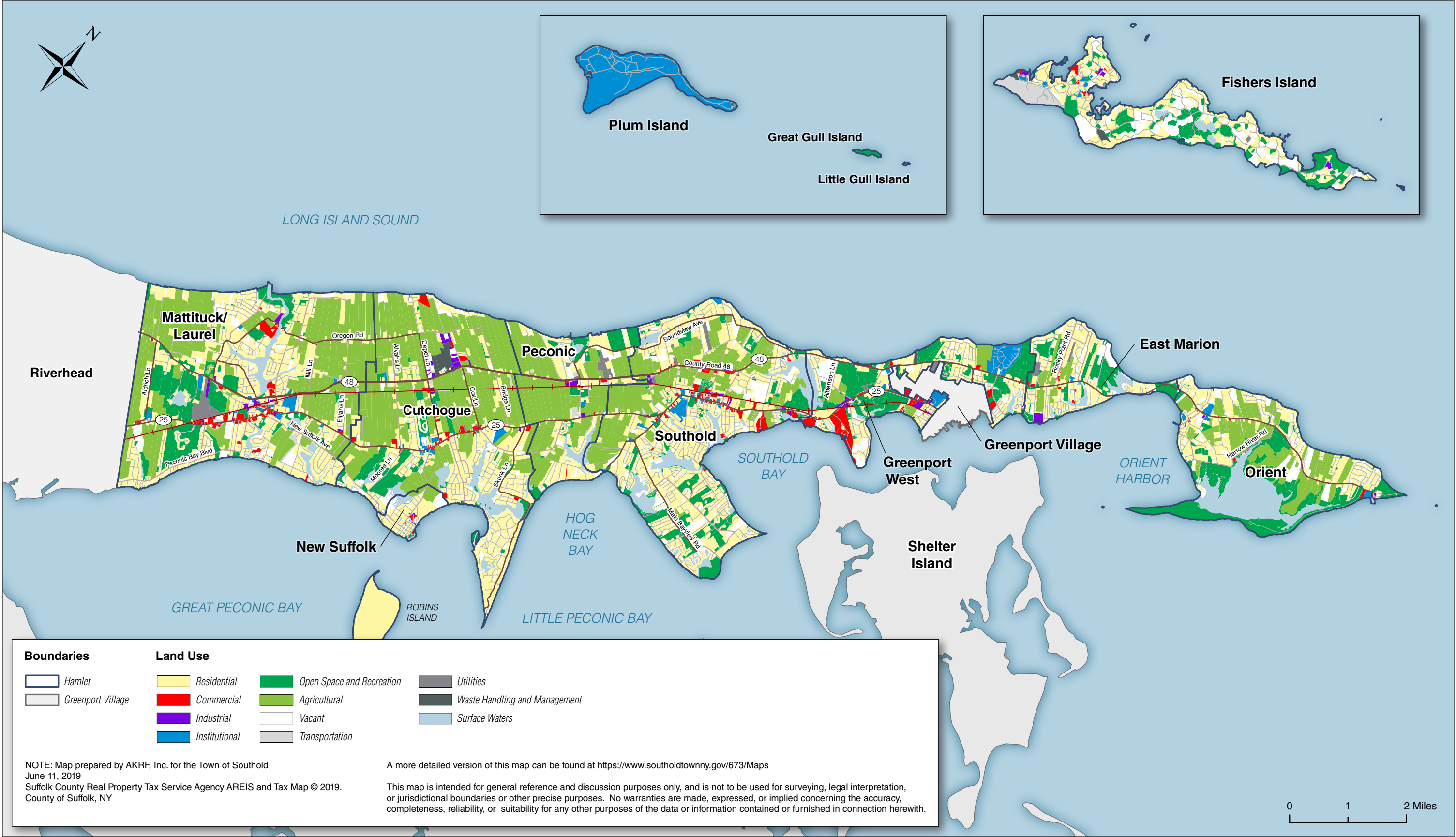
RO – Residential Office

RR – Resort Residential

PIR – Plum Island Research

PIC – Plum Island Conservation

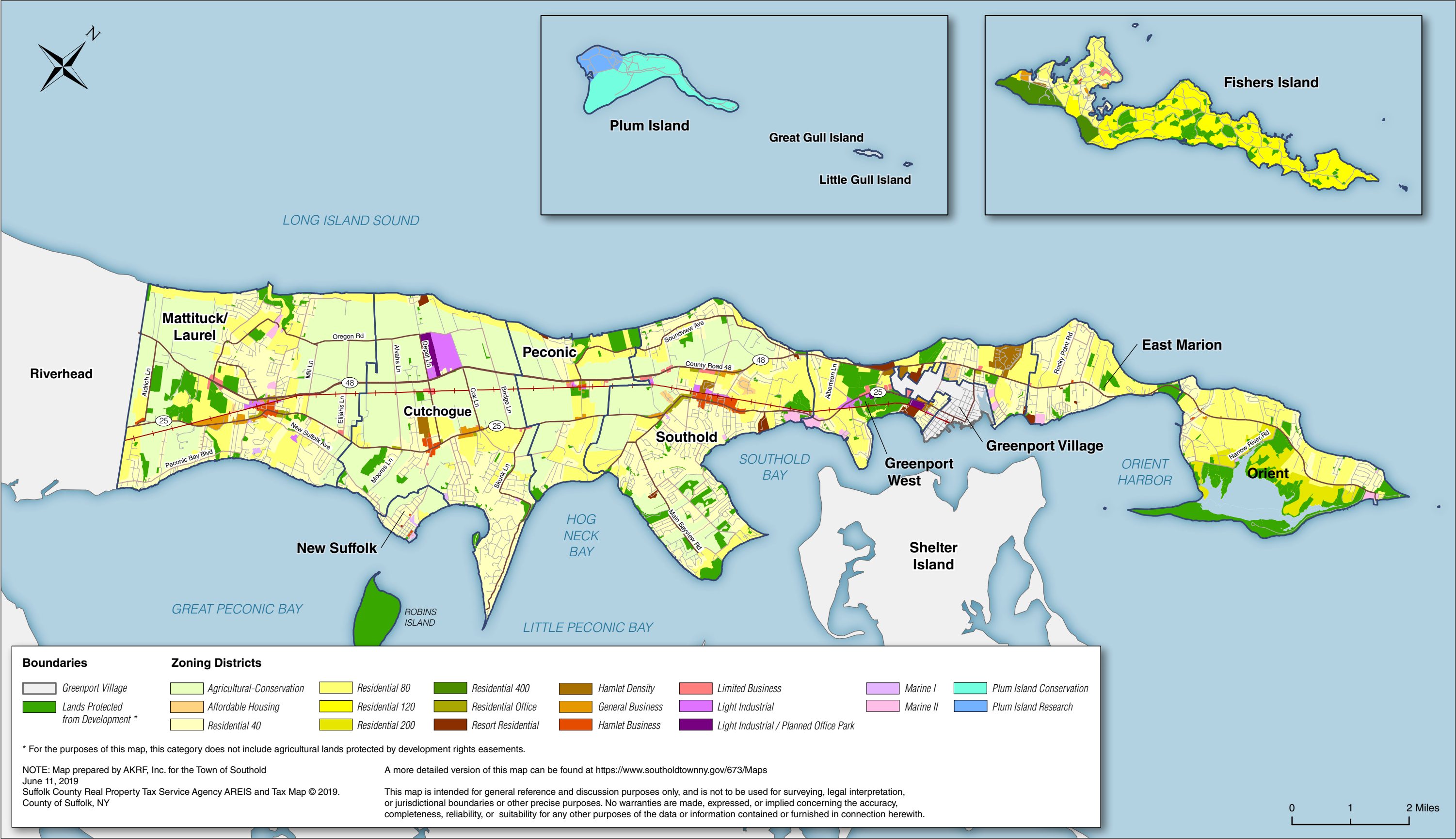
Figure 3.24 Southold Town Land Use Map



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Figure 3.25 Southold Town Zoning Map



TRANSPORTATION & INFRASTRUCTURE

June XX, 20XX

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TRANSPORTATION & INFRASTRUCTURE

PUBLIC AND PRIVATE TRANSPORTATION NETWORKS

This chapter lays out Southold Town’s transportation challenges and provides an inventory of its current transportation systems that is used to recommend town-specific goals to improve traffic congestion, safety, and mobility for all users. This analysis does not include the Village of Greenport, though it does include the areas of Greenport West, which is outside the incorporated Village.

Situated on a long and narrow peninsula, access to and from Southold Town is limited. Its road system consists of two major east-west arterial roadways, New York State Route 25 and Suffolk County Route 48, along with a series of collector roads that feed into the two main arteries. The Town is also served by rail, bus, and ferry. Fishers Island, located in the Long Island Sound, about 12 miles from the main part of the Town, is not connected to the mainland by road but is served by a public ferry and an airport.

Existing Conditions



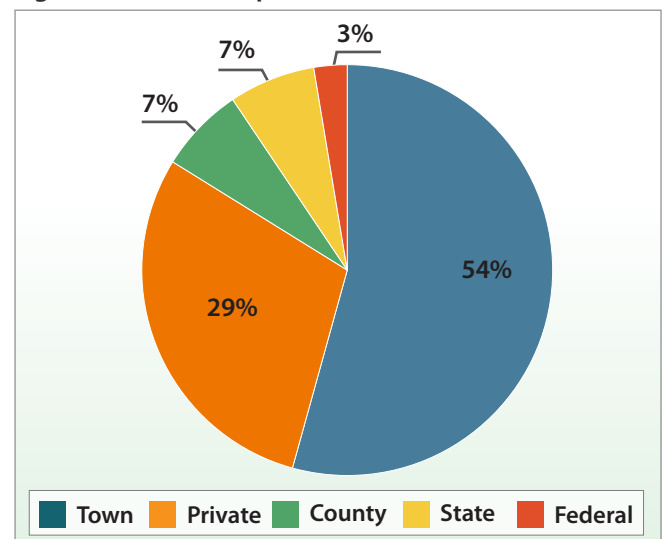
Orient

Streets

Southold’s 378 miles of streets are owned by both public and private entities. As shown in **Figure 4.1**,

most streets are publicly owned: 54 percent by the Town, 7 percent by the County, 7 percent by the State, and 3 percent (all on Plum Island) by the federal government. The portion of privately owned streets, at 29 percent, is high compared with the statewide average, where only 3 percent are privately owned, and compared with Suffolk County, where only 2.5 percent are privately owned. The high percentage of private streets in the Town is due in part to the configuration of numerous farm parcels along the main access roads, which are long tracts with most residential development generally occurring far from the main road. This creates long access roads that are generally kept in private ownership. There are also many private communities, mainly along the waterfront, that have kept their roads private to control access.

Figure 4.1 Ownership of Streets in the Southold Town



For large trucks, there is a New York State-designated truck route to use in the area. Truck Route 25, as it is called, serves as a truck route through Southold Town and is diverted away from the smaller roads onto the four-lane County Road 48 between Aldrich Lane in Laurel and State Route 25 in Greenport West. These sections of County Route 48, as well as several

connecting routes, are signed as the “Route 25 Truck Bypass Route.”

Southold Town’s 12 bridges are maintained by various entities. The Town maintains two bridges (technically considered culverts due to their length)—Peconic Bay Boulevard over Brushes Creek and Bay Avenue over Marion Lake. The bridge on Bridge Lane over the railroad is maintained by the Long Island Rail Road (LIRR). The New York State Department of Transportation (NYSDOT) maintains three New York State Route 25 bridges, those that cross Mill Creek, the railroad, and Dam Pond Channel. Suffolk County maintains a number of bridges in the Town, including the New Suffolk Avenue bridges over West Creek, Downs Creek, and Mud Creek; the Grand Avenue bridge over Mattituck Creek, Oaklawn Avenue bridge over Jockey Creek, and North Bayview Road bridge over Goose Creek.

Sidewalks

There are 28 miles of sidewalks in Southold Town. These are broken down by hamlet, as shown in **Figure 4.2**. There are several locations in the Town where gaps in the sidewalk network exist. Gaps in the sidewalk networks of more densely developed places were identified and are shown in **Figure 4.3**.



Southold

Multi-Use Paths and Bicycle Routes

Southold Town contains a variety of hiking trails and paths to accommodate a range of users, including pedestrians, runners, cyclists, and horseback riders. The locations and extent of the trails and paths in each hamlet are shown in **Figure 4.4**. Southold Town also has 85 miles of bicycle routes, which are marked by signs along the roads. The majority of bike route miles are in the Town’s Seaview Trails system, with NYSDOT Bike Route 25 also providing significant mileage (see **Figure 4.5**).

Rail

Southold Town has two LIRR stations, located in the hamlets of Mattituck and Southold. Each station provides service to Penn Station four times a day. The end of the Ronkonkoma line is in the nearby Village of Greenport, and is a popular destination. The Greenport station serves the eastern end of Town.

According to the 2016 LIRR Ridership Book, daily ridership on the Ronkonkoma Branch east of Ronkonkoma is approximately 240 per day in both directions combined. On weekend days, daily ridership is approximately 160 in both directions combined. On weekend days during the summer months, daily ridership is approximately 570 in both directions combined. LIRR added more service to the North Fork in 2017 and 2018.

Bus

Southold Town is served by the Suffolk County Transit bus No. S92 and the Hampton Jitney, a private bus operator. The Suffolk County Transit app allows users to see where the bus is and when it will arrive.

S92 Bus. The S92 runs from Orient to East Hampton, making 25 stops in Southold Town. Buses typically run once every 15 minutes in the westbound direction during the morning peak of 5:00 AM to 7:00 AM, and once every 25 minutes in the eastbound direction during the evening peak of 5:00 PM to 8:00 PM. As of 2015, annual ridership was approximately 400,000.

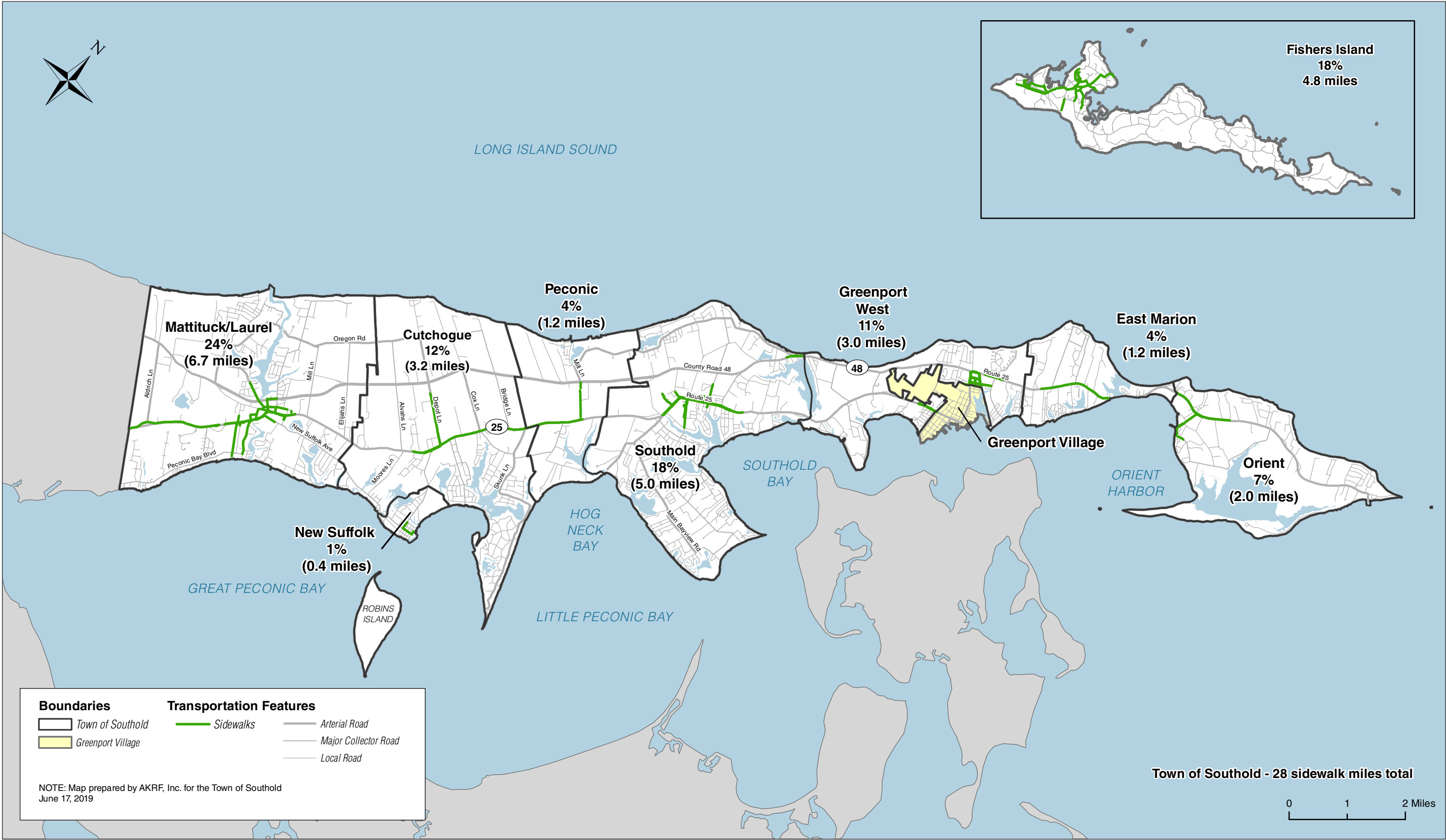
Hampton Jitney. There are 10 Hampton Jitney bus stops in Southold Town. Westbound buses run approximately once every 1 to 2 hours in the morning on weekdays from Greenport to Manhattan between 4 AM and 9 AM, and approximately once every 1 to 2 hours between 5 PM and 9 PM from Manhattan to Greenport. The Hampton Jitney also serves hamlets east of Greenport, but with less frequency. On weekends, there are departures once every 2 to 3 hours on Saturday and every 1 to 2 hours on Sunday, with less frequent service from Orient. From Manhattan, there are departures once every 1 to 2 hours on Saturday and every 2 hours on Sunday.

Ferry

The Town’s ferry routes include the Cross Sound Ferry, the Fishers Island Ferry, and the North Dock Ferry.

The Cross Sound Ferry Terminal (located at Orient Point) is operated by a private ferry company and connects Long Island with New London, Connecticut. This ferry is frequently used in tandem with the North Ferry as a

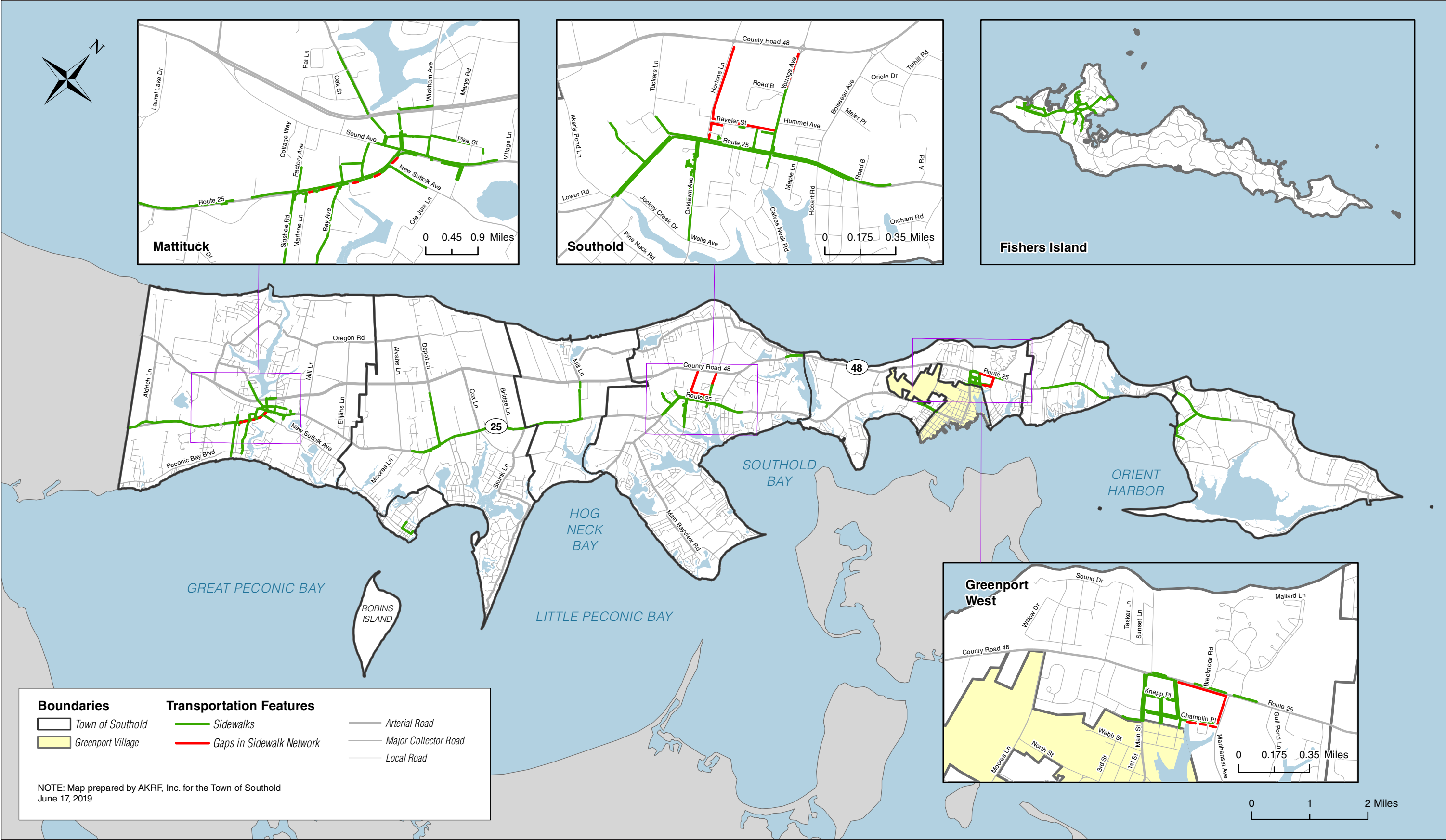
Figure 4.2 Percent of Sidewalk Miles in the Town of Southold by Hamlet



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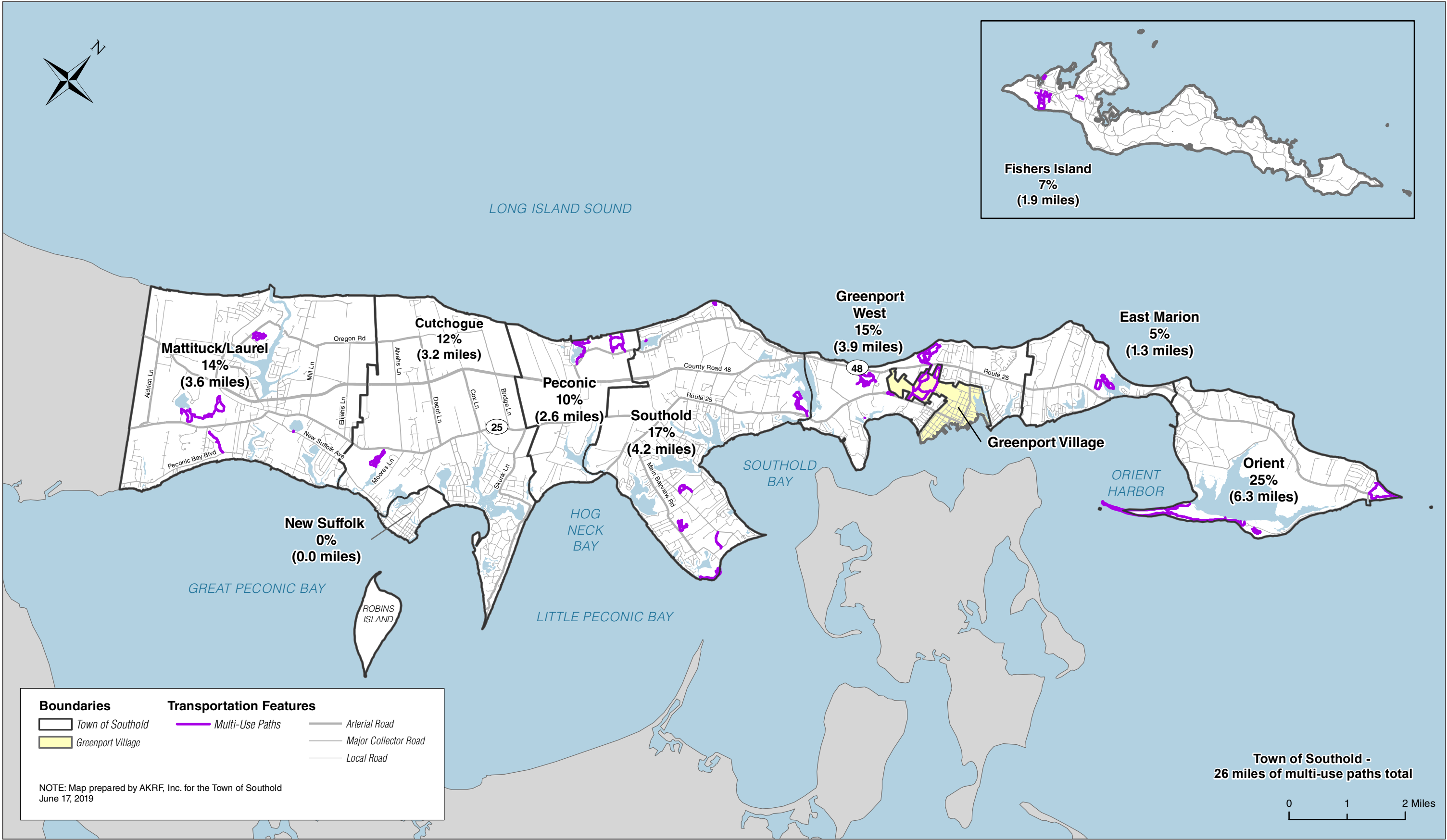
Figure 4.3 Gaps in Sidewalk Network in Town of Southold



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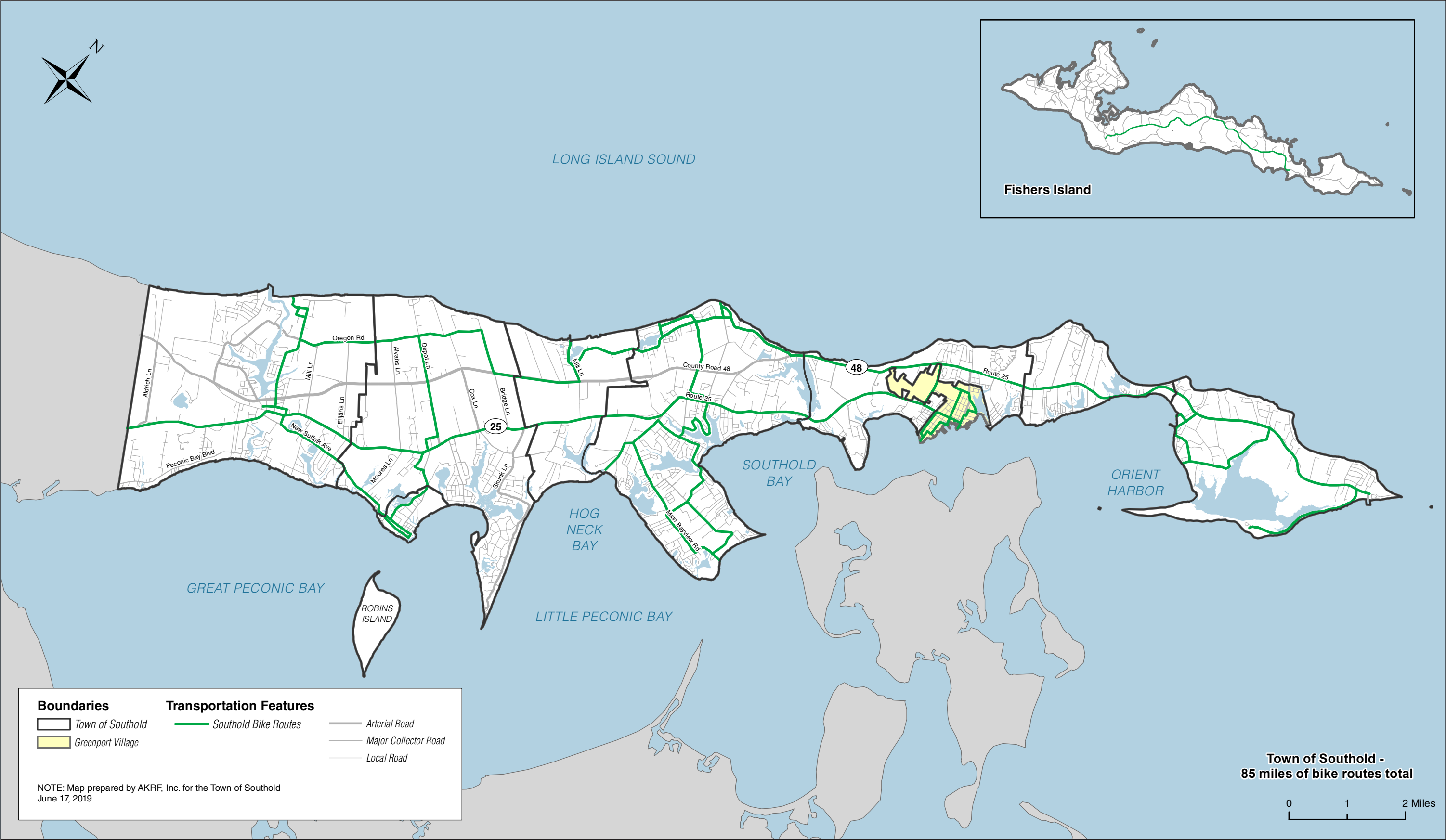
Figure 4.4 Percent of Multi-Use Trails and Path Miles by Hamlet in Town of Southold



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Figure 4.5 Bicycle Routes in Town of Southold



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cut-through from New England to the South Fork, which adds to tourist traffic in the Town. As of 2014, the annual ridership of the Cross Sound Ferry was approximately 1.1 million passengers and 462,000 vehicles.

Fishers Island Ferry is a public ferry company operated through a special district within the Town of Southold connecting Fishers Island with New London, Connecticut. As of 2017, the annual ridership of the Fishers Island Ferry was approximately 115,000 passengers and 36,000 vehicles. Note that in addition to the public ferry, commuter boats run regularly between Noank, Connecticut and West Harbor on the Fishers Island North Ferry Dock (located in the Village of Greenport).



Fishers Island Ferry Dock

The North Ferry is operated by a private ferry company and connects the North Fork with Shelter Island. The ferry is frequently used in tandem with the South Ferry from Shelter Island to reach the South Fork instead of going all the way to Riverhead to drive around, or for going from the South Fork to the North Fork to the Cross Sound Ferry. As of 2013, the annual ridership of the North Ferry Company was approximately 1.3 million and 732,000 vehicles.

Taxi and Ridesharing Companies

There are six taxi and ridesharing companies with addresses in Southold Town, according to publicly available information.

Seasonal Tourist Transportation

Southold Town, together with the North Fork Promotion Council with a grant from New York State, have been working to create a tourist trolley or shuttle system to link with the railroad and tourist destinations to reduce traffic on the roads. The feasibility of this was tested in a pilot project in 2017, and additional testing is expected in the future to determine the most efficient operational model.

Parking

There are 31 parking facilities in the Town of Southold. Sixteen of these are considered recreational parking lots, with seven requiring permits to park from May 1

through November 1. Twelve are considered municipal parking lots. Twenty-seven of the lots are paved and four are unpaved. Parking facility locations are included in **Appendix 2**.

Airports

Of the airports located in Southold Town, only Elizabeth Field on Fishers Island is public. Mattituck Airport in Mattituck is a privately owned public use airport. Rose Field in Orient is a privately owned grass airstrip.

Traffic Operations

Traffic Volumes

The most common way to calculate annual growth on streets is to use annual average daily traffic (AADT) volumes by year to assess whether traffic has increased, and if so, by what percentage per year, on average. AADT uses actual traffic counts that are modified using daily and seasonal adjustment factors to show traffic volumes on a roadway segment during an average day in an average month. Because it is an average, it cannot be a predictor of traffic on any given day or month, especially given the seasonal changes in traffic volume. To better understand the seasonal changes, the Town will need to gather more continuous data on traffic.

The AADT is useful to help understand current traffic trends throughout the Town and is an appropriate data set to calculate annual traffic growth for the purposes of this Comprehensive Plan. As shown in **Table 4.1**, the most up to date AADT traffic volumes were tabulated and a town-wide average annual traffic background growth rate was calculated. This table shows that traffic volumes increased between 2014 and 2016 from approximately 113,000 to 117,000 vehicles, resulting in an annual growth rate of approximately 1.4 percent. A map of the 2016 AADT shows the volumes per road segment (see **Figure 4.6**).

Notable aspects of Southold traffic include the following. Weekday traffic during the busy season can be up to 50 percent higher than the average month, whereas weekend traffic during the busy season can be up to 90 percent higher than the average month.¹ Heavy-vehicle traffic accounts for approximately 6 percent of daily traffic on State Route 25 and County Route 48. This is a reasonable percentage since these are the principal arterials through the Town.²

¹ According to the NYSDOT 2017 Seasonal Adjustment Factors tables for all roads.

² Based on NYSDOT data from 2016. Heavy vehicles are categorized as vehicles having six or more tires and include trucks and buses.

Table 4.1 Average Annual Daily Traffic – State Route 25 and County Route 48

Roadway Segment	Average Annual Daily Traffic		
	2014	2015	2016
NY State Route 25			
South Jamesport Avenue (Laurel) to Sound Avenue (Mattituck)	14,449	14,407	14,237
Sound Avenue (Mattituck) to New Suffolk Road (Cutchogue)	14,040	13,578	13,568
New Suffolk Road (Cutchogue) to Tucker Lane (Southold)	13,202	12,602	12,593
Tucker Lane (Southold) to Route 114/3rd Street (Greenport)	7,539	7,626	8,013
Route 114 (Greenport) to Route 48 (Greenport West)	7,460	7,282	7,405
Route 48 (Greenport West) to Narrow River Road (Orient)	3,583	3,344	3,308
Narrow River Road (Orient) to Orient Point (Orient)	3,195	3,042	3,010
County Route 48			
1000 Feet West of Cox Neck Road to Cox Neck Road (Mattituck)	12,248	12,231	12,169
Cox Neck Road (Mattituck) to Westphalia Road (Mattituck)	-	13,013	12,971
Westphalia Road (Mattituck) to Wickham Avenue (Mattituck)	-	14,264	14,218
Wickham Avenue (Mattituck) to Marys Road (Mattituck)	-	16,269	16,217
Marys Road (Mattituck) to Elijahs Lane (Mattituck)	-	-	16,472
Elijahs Lane (Mattituck) to Depot Lane (Cutchogue)	-	16,525	16,472
Depot Lane (Cutchogue) to Peconic Lane (Peconic)	13,741	15,294	15,245
Peconic Lane (Peconic) to Youngs Avenue (Southold)	12,293	14,346	14,775
Youngs Avenue (Southold) to Route 25 (Greenport West)	11,746	12,411	12,371
Total of all roadway segments in Town with available data from 2014 – 2016	113,496	116,163	116,694

Source: NYSDOT Traffic Volume Report.

Road Safety

Crash data were obtained from NYSDOT and the data for Southold Town from 2015 to 2017 showed that at 270 different intersections there were crashes, two of them fatal. Intersections with five or more crashes during this period were considered “high total crash intersections” because they represent the top 10 percent of all intersections with crashes. The majority of “high total crash intersections” were identified along either State Route 25 or County Route 48, as shown in **Figure 4.7**. A table showing high-crash intersections is included in **Appendix 2**. None of the intersections in the Town experienced more than one pedestrian or bike crash within this period. Therefore, the Town can be considered a relatively safe destination for pedestrians and bicyclists compared with other Long Island communities.

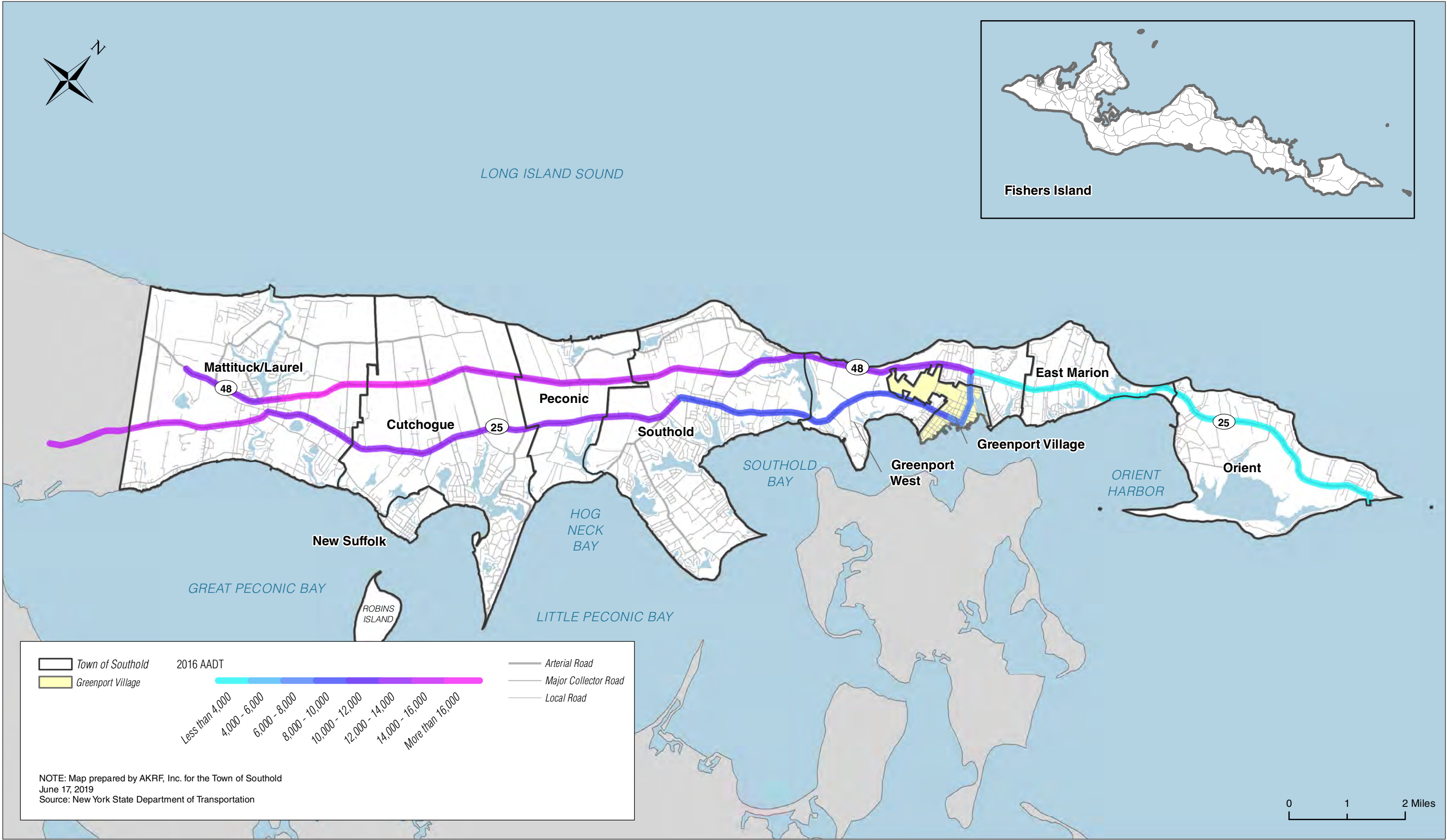
Future Transportation Systems Needs and Opportunities

The following is an assessment of future transportation systems needs and opportunities based on the projected growth of residential and commercial development for each hamlet in Southold Town.

Traffic Growth Projections

Additional development in Southold Town is likely to occur, and with it will come more traffic. An estimate of this growth is provided in Chapter 3, “Land Use & Zoning,” and is the basis for projecting the potential traffic growth, should all the land available for development be developed. **Figure 4.8** illustrates the total daily vehicle trips generated by current development and future development in each hamlet.

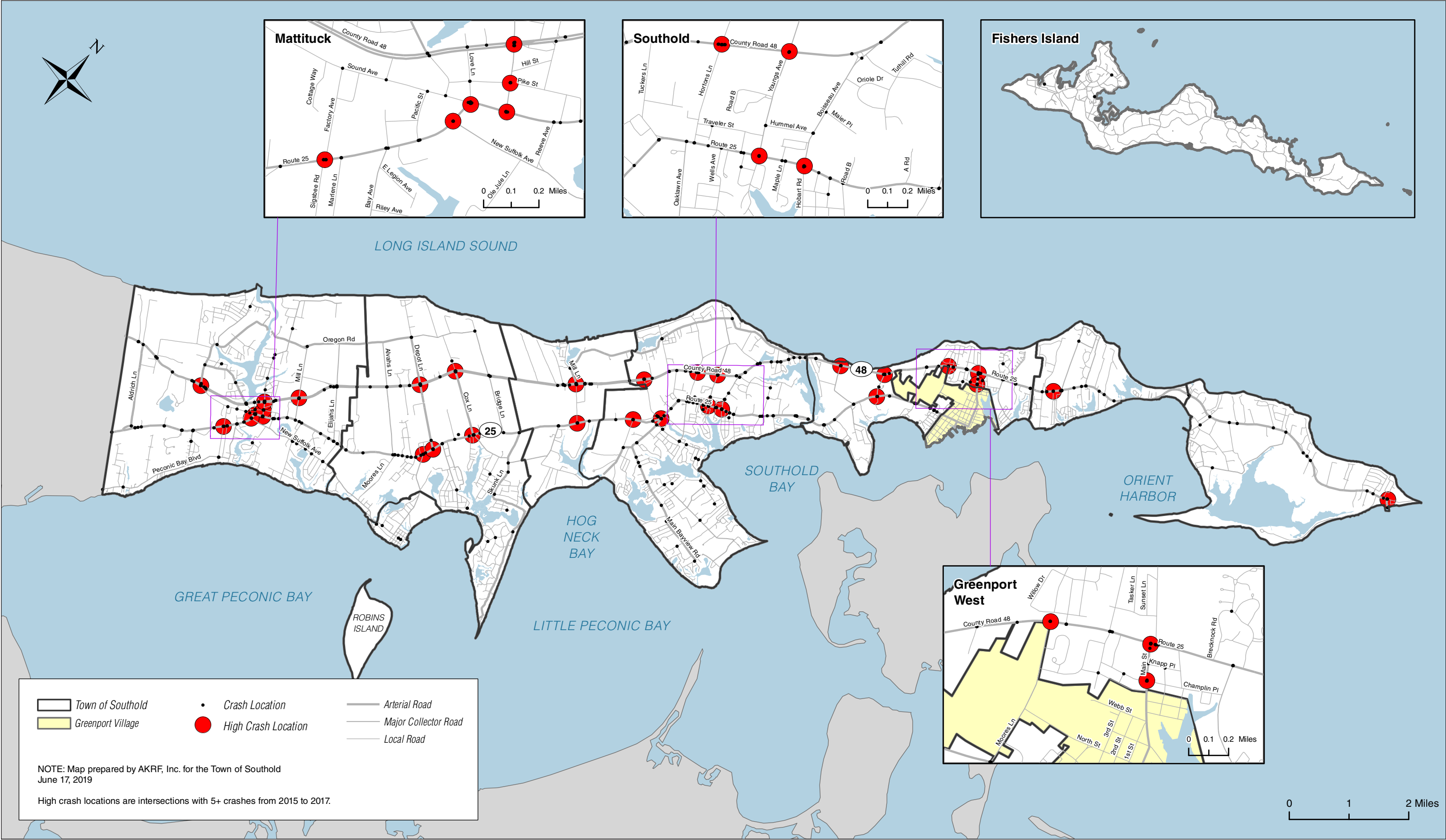
Figure 4.6 Daily Traffic Volumes in Town of Southold



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Figure 4.7 Crash Locations and High-Crash Intersections in Town of Southold



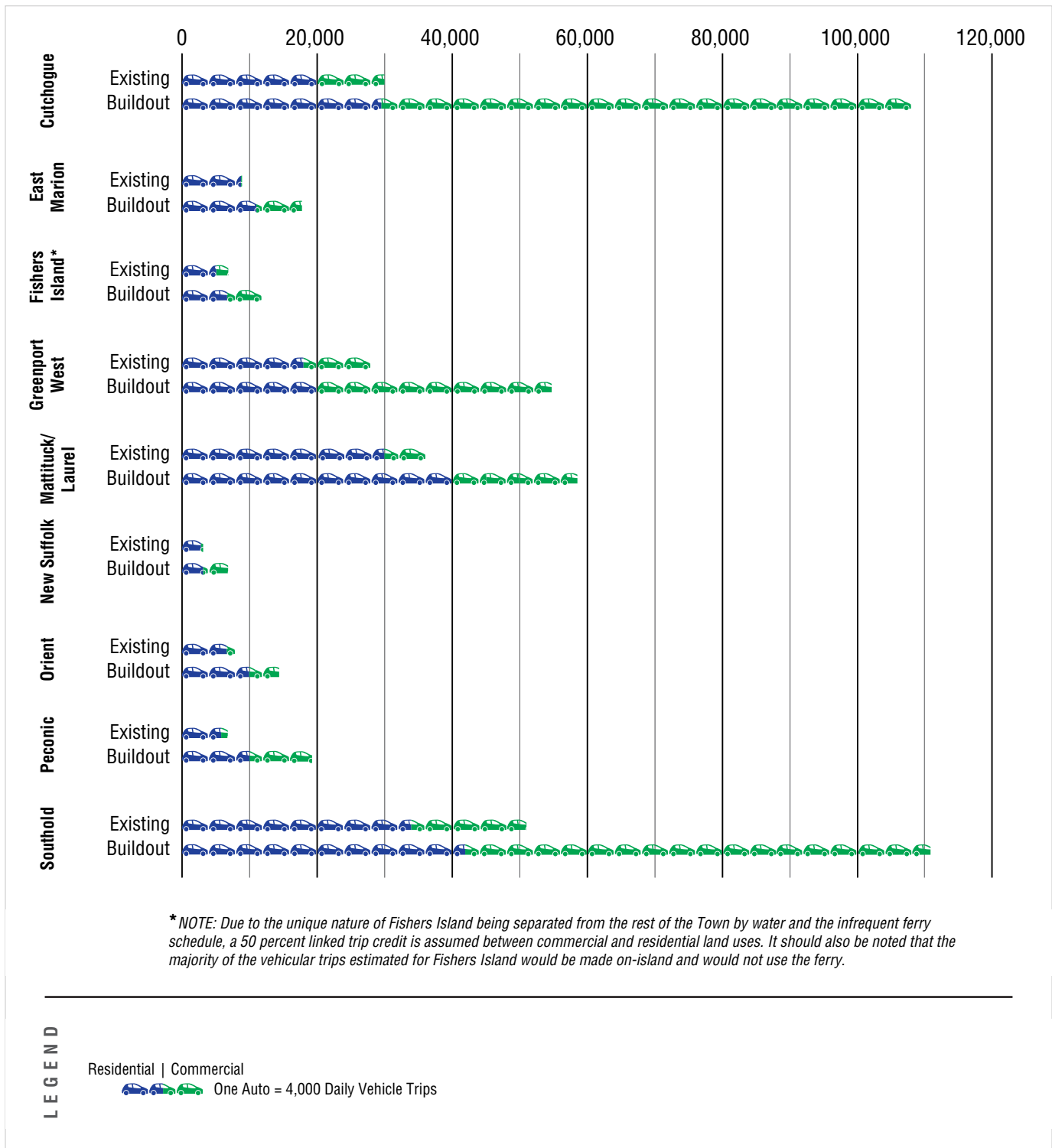
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As shown in **Figure 4.8**, new development will increase the amount of everyday traffic. Traffic congestion observed during weekends in the fall could become commonplace throughout the year. To prevent this, new growth strategies and transportation improvements to manage traffic congestion must be

implemented. This could include a re-evaluation of the Town's zoning in terms of uses relative to the amount of traffic they generate. Chapter 3, "Land Use & Zoning," includes more details on strategies for managing growth from a land use planning/zoning perspective.

Figure 4.8 Existing and Potential Future Daily Traffic Generated by Development in Commercial and Industrial Zoning Districts in the Town of Southold



It should be noted that the commercial development numbers do not include traffic generated by farm stands, mainly because they are not typically located in commercial zoning districts. Farm stands can be significant traffic generators, however, depending on their size and business model. The numbers also do not take into account special events. The Town grants special event permits to landowners who want to hold events such as weddings or other celebrations. Many of the special event permits are for farms that use them as revenue-generators. These events, which appear to be increasing in number, can include hundreds of people and generate significant traffic, again depending on their size. In addition, there are large-scale events

such as the Strawberry Festival in Mattituck and the Maritime Festival in Greenport that generate large amounts of traffic.

New growth strategies are just one component of what is needed to prevent worsening traffic congestion. Throughout the Town, but particularly in areas where new commercial development could double the square footage of current commercial space, careful understanding and study of existing and future transportation safety, traffic congestion, and multimodal mobility issues are needed. These include walkability, pedestrian and bicycle safety, and speed reduction. Goals to accomplish this are presented below.

GOALS AND OBJECTIVES

The following are goals to prevent the worsening of future traffic congestion and increase traffic safety as well as pedestrian and bicycle safety.



Traffic congestion, Greenport West

Goal 1: Reduce Traffic Congestion During Peak Tourist Season

One of the biggest issues in the Town is the constant weekend traffic congestion it suffers during the busy season.

Historic traffic counts of data collected in the Town show that the summer and fall months have significantly higher traffic than average months. This spike in traffic volumes creates bottlenecks throughout the Town at many capacity-constrained intersections, but also creates long queues of traffic in the western parts of the Town between these congested intersections. This primarily occurs on Thursdays through Sundays when daily traffic is higher than average. This may also be in part due to second homeowners who use their

second home more in the warmer months, and more on the weekends.

However, there is no single cause for this recurring traffic congestion, nor is there an easy solution. The traffic in these queues is a mixture of tourists from outside the Town who are visiting vineyards, farm stands, pumpkin patches, or Christmas Tree farms; long-distance travelers using the ferry system to avoid I-95 or to reach the South Fork; tradespeople commuting to and from the South Fork via the North Ferry to avoid the traffic on County Route 39 in Southampton; town residents and business owners getting to work, social visits, shopping or restaurants; and public safety professionals such as police, fire, and ambulance workers.

The seasonal traffic has steadily risen over the years, and the lack of a robust transit, bicycle, or sidewalk system has not provided travelers with enough options. There will be challenges related to continued growth of residential and commercial development sectors, which could worsen traffic conditions if not managed and planned properly. A high number of high-crash locations also exist, according to a safety study conducted as part of this chapter. Previous hamlet studies have recommended traffic-calming improvements to address many of these high-crash locations, particularly those where State Route 25 runs through hamlet centers.

The Town experiences near-gridlock conditions during the late summer and fall, particularly at the western end of Town. It can take two or three times as long to

travel within the Town during these peak tourist conditions, an effect that causes frustration on behalf of the Town's residents, businesses, and visitors. There are risks beyond the inconvenience of longer travel times, such as additional time for police, fire, and ambulances to respond to emergencies, plus losses in productivity for workers waiting in traffic. To better understand this phenomenon, additional data and studies are needed.

Objective 1.1

Investigate ways to improve traffic circulation.

A | Conduct origin-destination studies.

Conduct origin-destination studies to better understand the reasons for seasonal congestion. Origin-destination data using face-to-face intercept surveys is an accurate method of understanding travel patterns and mode choices.

B | Install continuous traffic count stations.

Install continuous traffic count stations on County Route 48, State Route 25, Peconic Bay Boulevard, and other key routes to better understand the seasonal fluctuations. Continuous traffic count stations collect daily traffic volumes by hour and by direction. They can be used to analyze and better understand seasonal and daily traffic variation, and traffic volumes can be compared along parallel routes to see if seasonal peak congestion on a certain route causes an increase on a parallel route, for instance. Data from the only continuous count location available in the Town on State Route 25 just east of the Town of Riverhead line shows distinct seasonal peak data in the summer months. This single station, however, is not enough to provide the complete picture, and more continuous count stations are recommended throughout the Town on major roads.

C | Investigate traffic generation from special events and festivals.

The Town needs more data to better understand the impacts of special events and festivals, particularly how small events affect traffic congestion when they occur simultaneously and even more so when they coincide with larger events.

The Village of Greenport, while not included in this plan specifically, plays a significant role with regard to traffic in the Town. Special events in the Village such as its annual Maritime Festival generate significant

traffic and the Town and Village will need to continue to cooperate to address transportation impacts.

D | Improve public transit (LIRR).

The infrequent train service in the Town does not motivate many people to use the train to travel to, from, or within Southold. The Town should continue to work with other towns on the North Fork to petition LIRR to increase train service to help decrease the high auto mode share. Ninety-three percent of work trips in the Town are currently made by auto or taxi. There will be a growing need for additional train service to Mattituck, Southold, and Greenport stations as residential and commercial infill development occurs over time. Additionally, seasonal, temporary train stops could be added in Peconic or Cutchogue to increase transit use during peak season.

The increase in taxi and ridesharing services will serve to increase the convenience of using public transit by providing a mode of travel from railroad stations and bus stops to destinations that are not within walking distance.

The Town can also work to increase ridership at the local level by providing public education about the railroad schedule, and information about amenities such as parking, and bicycles being allowed on the train.



E | Improve public transit (Suffolk County Bus).

Similar to train service, the infrequent bus service in the Town does not promote the use of public transit. The Town should petition Suffolk County to increase bus service to help decrease the high auto mode share. Ninety-three percent of work trips in the Town are currently made by auto or taxi. There will be a growing need for additional bus service between the hamlets as residential and commercial infill development occurs over time.

F | Expand shuttles for tourist locations.

The existing shuttle should be continued and expanded to encourage less personal vehicle

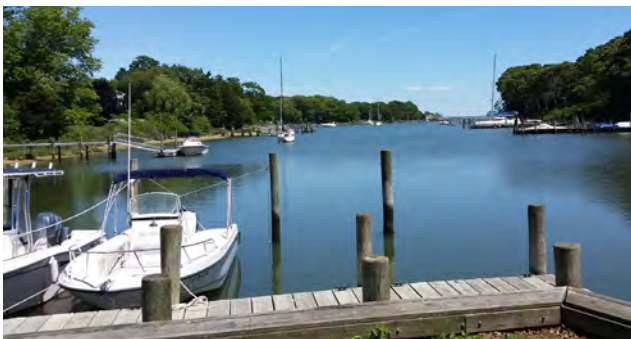
travel between tourist locations, which will reduce seasonal peak traffic congestion. Designating official shuttle lots throughout the Town would increase utilization of the shuttle. Other shuttle links should be considered to connect satellite parking with hamlet centers.

- G |** Perform additional studies and policies to better manage tourist season traffic.

Other survey data and observations are needed because there is little or no coordination among destinations to share rides or parking. Studies could monitor demand and congestion throughout the Town at different destinations and make policy recommendations to improve peak season traffic.

- H |** Study feasibility of local ferries or water taxis.

Study feasibility of inter-hamlet water taxis, to include Riverhead, Shelter Island, and South Fork destinations.



- I |** Evaluate options of improved transportation mode connectivity.

Evaluate options for improving the interconnectivity of various transportation modes at specific locations across entire Town. Look at each node's location and transportation options. Solutions such as schedule adjustments, cross-mode advertising, integrated smart phone apps, etc., should be considered.

- J |** Create transportation tourism marketing plan:

Use studies to define tourists' home markets. Then focus advertising there for transportation options to, from, and around North Fork destinations, with an emphasis on the advantages of leaving cars at home.

To respond to the Town's transportation challenges, the following policies are also recommended:

- **Monitor Truck Traffic:**

Truck traffic increases due to next-day delivery demand and industrial uses in the Town should be studied. Truck noise-reduction strategies such as putting signs up restricting engine braking

along with enforcement of those signs should be considered. Also, truck weight and size restriction ordinances and signs should be considered along with enforcement of those signs because that strategy can be used to legally limit large trucks on selected local streets (with the exception of local deliveries).

- **Traffic Signal Optimization:**

The Town should also request that NYSDOT and Suffolk County Department of Public Works perform traffic signal optimization and progression studies to ensure signals they operate are providing appropriate signal timing for congested traffic conditions.

- **Discourage New Private Roads within the Town:**

Many older private roads are poorly maintained and not built to appropriate safety standards. To ensure future maintenance of safety standards, require streets in new subdivisions be public where appropriate. Require that any new private roads created within private residential areas are built and maintained to the Town's standards.



Private road in Laurel

Goal 2: Reduce Future Traffic Congestion Due to Development

Objective 2.1

Conduct studios to reduce future congestion.

- A |** Conduct a Town-wide Transportation Study:

Conducting a town-wide study, including a highway capacity analysis at key intersections, to allow the Town to better understand and provide specific measures that will allow smart, responsible growth to occur without worsening the traffic congestion.

- B |** Require Multimodal Traffic and Transportation Studies of Large Developments:

By requiring applicants with large developments to conduct multimodal transportation studies for large commercial developments, the Town can leverage the results to require traffic-calming, pedestrian safety, sidewalks, access management, and traditional traffic improvements from the applicants.

Goal 3: Increase Pedestrian, Cyclist, and Traffic Safety

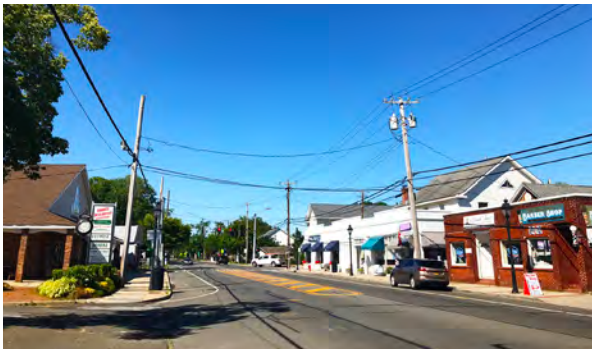
Objective 3.1

Implement increased safety measures.

A | Explore traffic-calming measures for each hamlet:

During the Hamlet Stakeholder work that began in 2005, traffic calming was a universal concern among stakeholder, and continues to be a major issue for residents.

Through the 2007-08 Hamlet Stakeholders Initiatives, the hamlets of Southold Town have requested that traffic-calming measures be implemented to improve the safety for all users on roads within their hamlets, and on State Route 25 in particular (which runs through the hamlet centers of Mattituck, Cutchogue, Southold, and East Marion). There are also reports of excessive speeding on County Route 48, particularly eastbound where it transitions from two lanes to four lanes.



State Route 25 in Cutchogue

Some of the requested improvements are to increase sight distances at intersections, mark crosswalks more clearly, connect gaps in the sidewalk network, improve shoulders for biking, add streetscaping such as trees and benches, speed reduction measures and improved speed enforcement, prohibit road widening as a method of traffic congestion mitigation, install pedestrian refuge islands, add gateway treatments to announce residential/commercial areas to slow traffic,

install roundabouts to slow speeding and reduce severe crashes, install traffic signals where warranted to increase safety or pedestrian crossing opportunities, and temporary street closures for pedestrian malls.

These types of traffic calming/complete street improvements are appropriate for the unique character of Southold Town's hamlets, and would be effective at increasing safety, cycling and walkability, and reducing high vehicle speeds, if implemented.

By conducting a pedestrian, cyclist and traffic safety study for each hamlet, unique traffic calming measures can be developed and justified. The "toolbox" of traffic calming improvements will include low-cost measures. An example is a pedestrian refuge island, which provides a place to wait in the middle while crossing a two-way street and simultaneously narrows the street to slow oncoming traffic approaching crosswalks.

As of June 2018, NYSDOT is conducting a study to implement a series of pedestrian safety improvements along State Route 25 in Nassau and Suffolk Counties, including in Southold Town. Pedestrian safety improvements would consist of installing or upgrading traffic signals, rectangular rapid flashing beacons, new sidewalks, ADA-compliant curb ramps, new crosswalks, and pedestrian refuge islands. At this time, these are the only available details. These measures could supplement any future traffic-calming measures that are implemented to reduce incidences of speeding and ensure safer pedestrian crossings along Southold Town's main artery. The progress of these planned transportation improvements to State Route 25 will be monitored by the Town.

B | Adopt a "Complete Streets" policy.

"Complete Streets" provides transportation design and policy to meet the needs and prioritize the safety of all users equally. Under this policy, speeding is reduced, bikes and pedestrians get the space they need, and access to transit is considered. The Town can leverage the policy when negotiating with private applicants, the County and the State, when discussing transportation improvements.

Having a "Complete Streets" policy and following it will benefit safety for motorists, bicyclists and pedestrians. Traffic calming measures can be implemented to reduce incidences of speeding, and high-crash locations, which are primarily located

along the main arteries of State Route 25 and County Route 48 in the Town. There are low-cost options for the Town to pursue such as narrowing travel lanes when resurfacing roads to only 10 or 11 feet to reduce speeding, placing bike markings on marked, paved shoulders, or marking shoulders to allow pedestrian travel when sidewalks are not present. These are easily implemented and easy-to-maintain solutions the Town can pursue under a “Complete Streets” policy.

C | Address sidewalk gaps.

If sidewalks are available on both sides of the main roads within the hamlets, walkability will increase, and the Town, County, and State can stripe additional crosswalks. Filling sidewalk gaps could result in more walking and less vehicle travel for short trips.

D | Promoting Non-motorized Travel as a Traffic Congestion Reduction Strategy.

The safer and more comfortable pedestrians and cyclists feel, the more likely the Town residents, employees, and visitors will be to walk or bike on shorter trips. By increasing safety and building pedestrian and bicycle infrastructure, both future traffic congestion and parking demand could be reduced.

Goal 4: Expand Bicycle Network

This will provide enjoyment and health benefits, as well as reduce congestion and increase road safety.



Town bicycle trail

Objective 4.1

Employ methods to expand bicycle network.

A | Expand Bicycle Routes.

Connect the hamlets better. By connecting hamlets and providing routes within hamlets, cycling will increase, a result that could potentially decrease vehicular traffic. Another benefit of additional bicycle route and pavement markings is that motorists become more accustomed to cyclists, which in turn increases safety.

B | Expand Multi-use Trails/Paths:

Create more connections and build more paths through preserved lands. The Town can work with partners to bring more visitation and appreciation to natural resources. There are health and quality-of-life benefits for users of paths and trails.

Goal 5: Monitor Management of Aviation Traffic and Airport Expansion

The airports as they currently exist satisfy the Town’s demand for air travel.

Careful understanding and study of private seaplane and helicopter use is recommended since it may not be currently regulated and may be on the increase.

Goal 6: Improve Curbside Management Practices

Adopt smart parking strategies.

In the long-term, should ride-sharing apps and autonomous vehicle technology continue to develop, it is anticipated that such technological developments would also continue to contribute to growth in vehicle miles traveled in Southold Town.

Parking needs for certain land uses, however, might need to be reassessed as such vehicle trips would not require the vehicles to be parked on-site. Urging neighboring private parking lot owners to allow shared parking between compatible land uses can reduce the need for additional parking. Installing on-street and off-street regulations that encourage fast turnover adjacent to service-related commercial and slow turnover regulations adjacent to restaurant and residential will make existing parking more efficient.

The Town could reassess its parking requirements for residential and commercial applications to make sure excessive parking is not being built.

Goal 7: Manage the Effects of Ferry Ridership on Traffic

Conduct ferry use and monitoring studies.

Both the Cross Sound and North Ferries generate traffic that passes through to and from other places outside the Town, which adds to the peak seasonal traffic congestion in both the Town and the Village. It is recommended that the ferry ridership and schedules be monitored. Depending on the results of the monitoring studies, the Town may recommend strategies to work with the ferry operators and Village of Greenport to address traffic congestion and parking and queuing spillover into the Town.

INFRASTRUCTURE

The purpose of the infrastructure portion of this chapter is to provide an understanding of the Southold Town's utility infrastructure assets and challenges, and develop town-specific goals to improve utilities for current and uses and for the continued growth of the Town. An inventory and assessment of existing utility infrastructure is presented, and is followed by a set of goals for the Town to consider as it grows.

Existing Conditions

Stormwater

Most of the Town has designated stormwater collection points and outlets. The collection points, or catch basins, are intermittently spread throughout the extents of the Town, some of which are interconnected by underground piping or via conveyance by use of at grade topography. All outlets are shown to be discharging into a designated a recharge area, local waterway, or directly into the Long Island Sound. A map of the stormwater infrastructure in Southold Town is shown in **Figure 4.9**.

Sanitary Sewer

The only sewer districts in the Town are within the Village of Greenport (which is connected to parcels in the hamlets of Greenport West and Southold, as shown in the map in **Figure 4.10**) and in the hamlet of Fishers Island. The Village of Greenport's sewage treatment

plant sends treated effluent through an outfall pipe to the Long Island Sound. The Village of Greenport sanitary sewer system serves approximately 650 dwellings and an indeterminate amount of commercial square footage in Southold Town outside the Village. The capacity of the treatment plant is 0.650 million gallons per day (MGD), and is used at a rate of 0.350 MGD during the peak season and 0.200 MGD during the off-season. Roughly, there could be an 80 percent growth in use during the peak season and the plant would be able to handle the increase. The Fishers Island system serves 33 dwellings. The effluent is collected by gravity and pumped to a community-sized septic tank and leaching field.

Water

Suffolk County Water Authority (SCWA) & Fishers Island Waterworks Co.

The Town has approximately 208 miles of water main lines, as shown in **Figure 4.11**. Information provided by the SCWA³ shows a significant amount of coverage within the limits of the Town. Of the areas sampled from the record maps, all contain fire hydrant coverage and the necessary piping to feed the system. SCWA does not provide service to Fishers Island since it has its own water supply operated by the Fishers Island Waterworks Company, consisting of approximately 22 miles of water main lines.

Electricity

The Long Island Power Authority (LIPA) and its Service Provider Public Service Enterprise Group (PSEG)



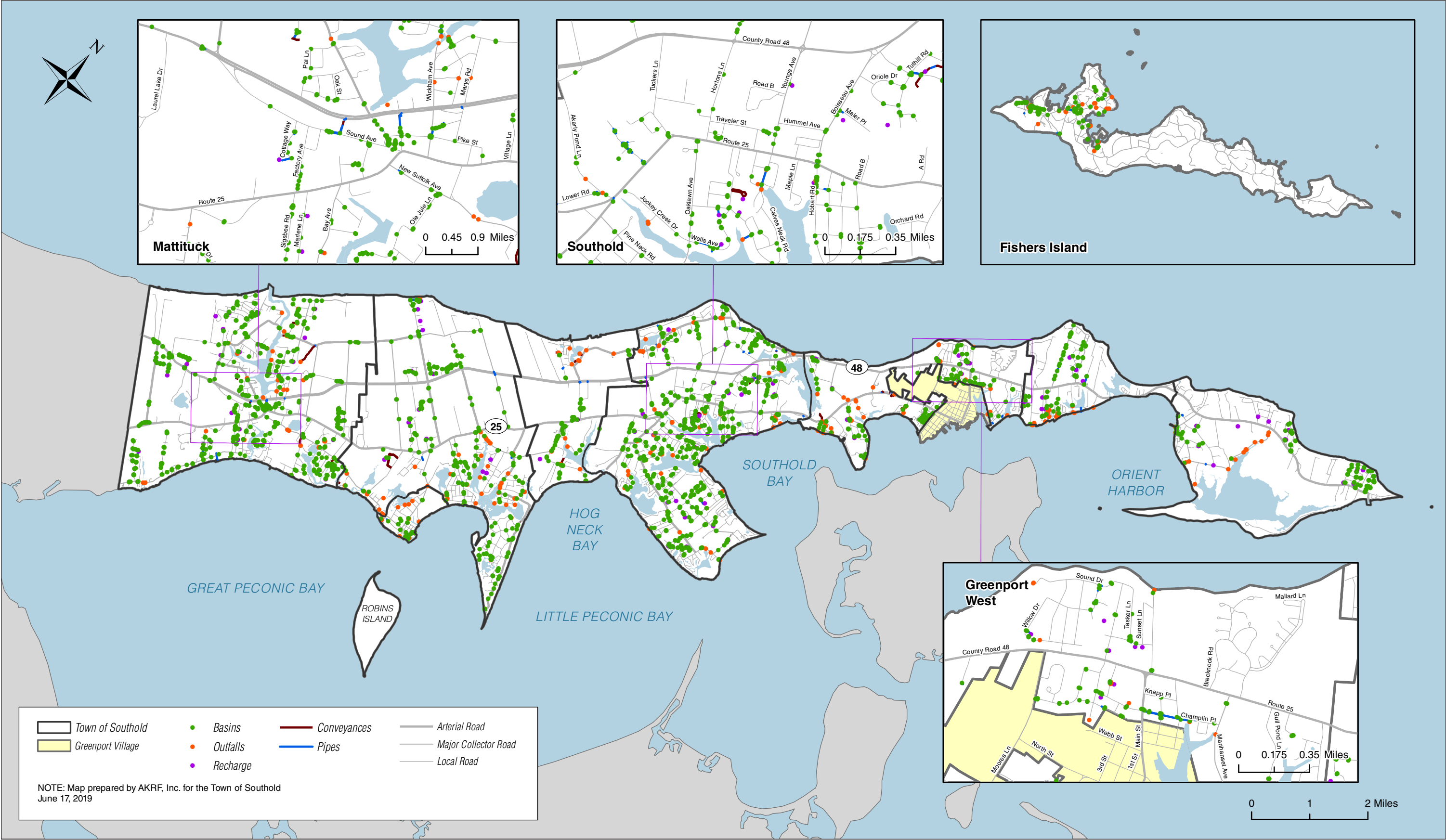
According to observations, electrical service is widely available throughout the Town via overhead

³ With the exception of Fishers Island, the Town has approximately 8,700 customers on SCWA water, leaving more than 6,000 households on well water.

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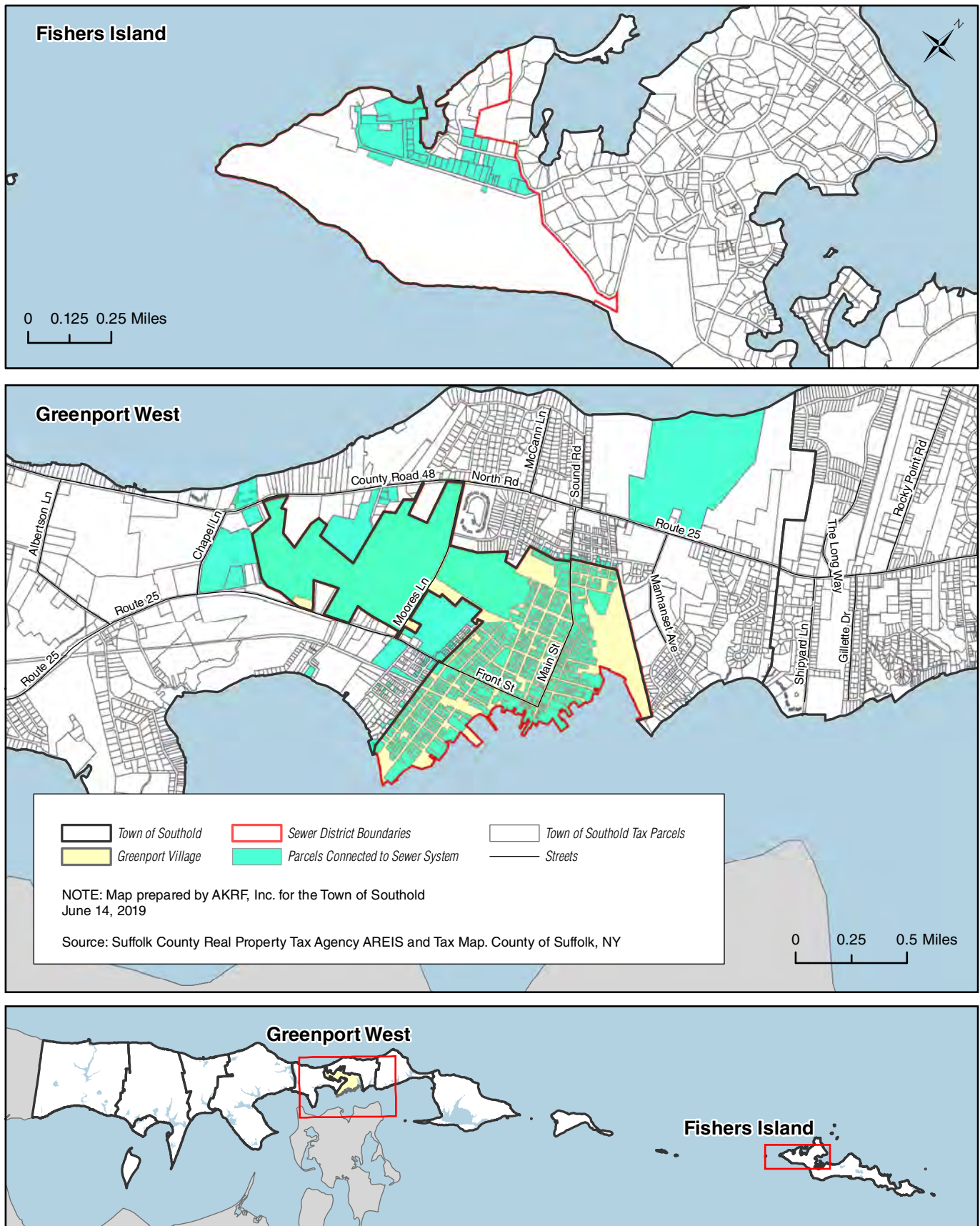
Figure 4.9 Stormwater Infrastructure in the Town of Southold



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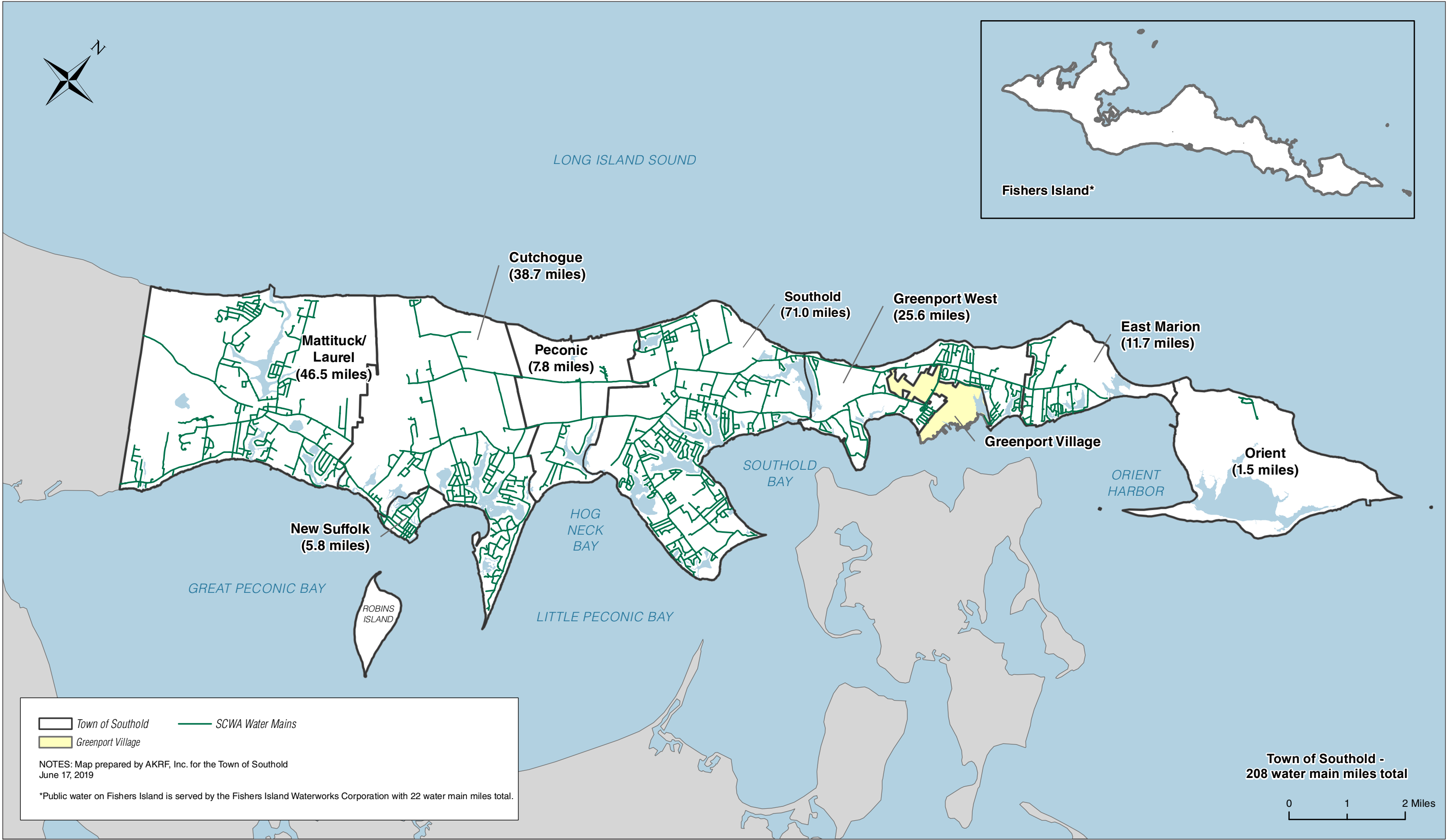
Figure 4.10 Sewer District Boundaries and Parcels Connected to Sewer System



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Figure 4.11 SCWA Water Main Line Miles in the Town of Southold by Hamlet



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transmission wires, and through underground lines in newer developments. Fishers Island has a separate power company, the Fishers Island Utility Company, that provides electricity to the island residents.

Natural Gas

National Grid

According to observations, natural gas main lines follow State Route 25 and County Route 48; however, natural gas is not widely available to many residents. Other details and locations about natural gas lines could not be provided and shared in this plan due to security concerns from the utility company.

Communications

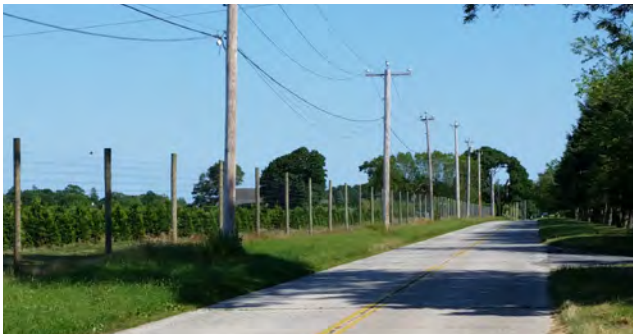
Cable, Telephone, Broadband, and Wireless

The majority of the Town is documented as having available service by at least two providers: Cablevision/Optimum, and Verizon. Several isolated areas within the hamlets of Laurel/Mattituck, Southold, and Orient are shown to have Cablevision/Optimum as the sole provider. High-speed internet data service (also known

as broadband) is available from Cablevision with coverage throughout the Town at speeds of up to 300 megabits per second, while Verizon has sub-broadband data speeds of 1.5 to 3 megabits per second with little coverage in the Town. In addition to broadband coverage at acceptable speeds, the Cablevision website shows the locations of seven wifi hotspots available to their customers throughout the Town. These hotspots are in Mattituck/Laurel, Cutchogue, Peconic, Southold, East Marion, and Orient. High-speed internet service on Fishers Island is available through the Fishers Island Telephone Corporation.

There are 16 wireless facilities in Southold Town, located in the hamlets of Cutchogue, East Marion, Fishers Island, Mattituck/Laurel, Orient, Peconic, and Southold. Wireless service is available in most of the Town, although service is weak in many areas, and there are pockets of the Town without any cell service. The wireless antennas are located mainly on a series of towers throughout the Town, with some located within church steeples. Many cell tower locations have added, or are in the process of adding, generators to be able to continue service during power outages.

GOALS AND OBJECTIVES



The Town has significant coverage for developed areas by electrical, water, and wired communications utilities. Sanitary sewer, natural gas, and wireless communications utilities are less prevalent. Sanitary sewer lines connected to a treatment plan only exist in a small part of the Town in the hamlets of West Greenport and Southold because they are connected to the Village of Greenport's sanitary sewer system. There are only 16 cellular towers covering the Town, which results in weak or no wireless service in parts of the Town. In addition, while natural gas mains follow portions of State Route 25 and County Route 48, service is not available beyond those corridors.

The potential future increases in residential and commercial development will require an increase in the supporting infrastructure. To accommodate this potential growth, goals follow for each, though most of these goals will rely on the providers of the services to achieve.

Goal 1: Reduce Stormwater

The Town strictly regulates stormwater runoff, and all new development is required to contain its stormwater runoff on-site with appropriate infrastructure. As development in the Town increases, there will be an expected increase in impermeable surfaces such as new streets, parking lots, and buildings. The increases in impermeable areas will be monitored so that upgrades to existing inlets and outlets can be planned. Additional curbside drainage structures may also be required to further mitigate additional stormwater that is collected in and around future localized developments.

In addition to traditional stormwater capture and treatment infrastructure, green infrastructure technologies are recommended. According to Chapter 6,

“Natural Resources & Environment,” to address non-point pollution, the Town is working to integrate green infrastructure such as vegetated swales into drainage designs.

🎯 Goal 2: Complete Existing Sanitary Sewer System

Due to the cost of construction and maintenance, as well as concerns over inducing too much growth, extending public sewer may not be feasible. An alternative is to treat sewage effluent on site or in small community systems. Improved monitoring of existing sewers and shared septic systems should be considered.

🎯 Goal 3: Evaluate Town Water Supply

As the buildout of the Town continues, water model evaluations may be necessary to evaluate the capacity of the system and whether it warrants any holding tanks, booster pump stations, etc. The Town should monitor SCWA and Fishers Island Waterworks water supply, and if the utilities or their supply cannot keep up with the needs of the Town, should consider investigating ways to reduce water use by collecting rainwater for lawn irrigation purposes, gray water recycling, and other sustainable water strategies.

🎯 Goal 4: Work with Local Service Provider for Energy Needs

The local service providers will have to extend and possibly upgrade their already present service to further facilitate future localized developments and improvements.

🎯 Objective 4.1

Natural Gas

Natural gas is a desirable alternative fuel for home heating and cooking, and encouraging the provider to expand its availability in the Town is recommended.

🎯 Objective 4.2

Solar/Renewable Energy

Continue to explore alternative energy sources, including solar, wind, and tidal energy resources to supplement current energy sources, and to provide redundancy in case of failure, cost increases, or other issues with the primary energy source. Expand the inventory of electric vehicle-charging stations in the Town.

🎯 Objective 4.3

Communications

The local service providers will have to extend and upgrade their already present service to further facilitate future localized developments and improvements. In addition, wireless providers will need to adapt and improve their service as data streaming continues to increase. Wireless connectivity is generally fair to poor and even non-existent in some parts of the Town. In the summer, the service worsens due to the volume of users.





COMMUNITY CHARACTER

June XX, 20XX

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COMMUNITY CHARACTER

Founded in 1640, Southold is one of New York State's oldest English-speaking colonies. Historically, the development patterns of the Town were guided by agriculture and maritime industries centered on waterways and overland transportation routes. The Town's character is anchored in the scenic quality of its bucolic built environment and its landscapes and waterscapes. As voiced by the community, maintaining the quality of life within the Town is paramount.



Hay farm in Southold Town

This chapter expands on the goals and objectives related to community character that are outlined in a series of planning initiatives, studies, and reports conducted over the last 20 years.

Background

Southold Town was largely settled in 1640 when New Haven Colony magistrates bought title to the land from

the Corchaug Indians and the first settlers organized a church. Written records of the Town begin in 1651.

As trade with New England and the West Indies developed, flax and tobacco farming flourished, beginning an agricultural tradition that continues to this day. Southold was also an important commercial fishing town and that industry remains an important part of the Town's identity.

When the Long Island Rail Road was completed to Greenport in 1844, the North Fork became less isolated and summer visitors began to arrive. Later, Menhaden fisheries and oyster and scallop harvesting replaced whaling in the local economy and the original settlers sold their farms to European immigrants. During World Wars I and II, local shipyards experienced boom times that were followed by an economic decline. After World War II, the automobile brought to Southold many second-home owners and a burgeoning tourist industry, both of which led to an increase in residential development and began a shift in the types of agriculture. Vineyards, nurseries, and horse farms began replacing traditional crop farms.

The goals and objectives contained in this chapter and in the Comprehensive Plan in general reflect stakeholder desires to shape the future of their home in a way that retains the community character of Southold Town and its hamlets.

GOALS & OBJECTIVES

Goal 1: Scenic Resources

The Town's scenic quality is one of the most important economic and social assets of the Town.

In 1992, the New York State Legislature recognized and identified New York State Route 25 and Suffolk County Route 48 as Scenic Byways through the New York State Scenic Byways Program. The transportation corridors

are representative of the region's scenic, recreational, cultural, natural, historic, and archaeological significance.

Southold Town residents have consistently identified scenic resources as important in past studies and plans; these include scenic viewsheds from public lands and waters. To preserve these important areas, a comprehensive list and map of the areas will be developed and considered for adoption by the Town to aid in decision-making and support the development of planning tools to foster actions that better fit the Town.

🎯 Objective 1.1

Identify important scenic resources.



Farm in Cutchogue

- A |** Hold public meetings to identify and prioritize landscape and waterscape scenic resources important to the community throughout the Town.
- B |** Develop and adopt a Town Scenic Resources Map to achieve greater protection of viewsheds in the application review processes including assessment to the New York State Environmental Quality Review Act (SEQRA) and the Local Waterfront Revitalization Program (LWRP) policy standards and recommendations.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Town Committees
- **Possible Partnerships:** General Public, Historical Societies, Chambers of Commerce, Island Community Board (Fishers Island), Fishers Island Ferry District, Southold Business Alliance, North Fork Promotion Council, Long Island Farm Bureau, Long Island Wine Council, New York State Department of Transportation, Suffolk County Department of Public Works.

🎯 Objective 1.2

Manage important scenic resources.



First Bridge, New Suffolk

- A |** Avoid or minimize the visual impacts of structures or activities that introduce visual interruptions to important scenic resources.
 - 1 |** Review the Town of Southold Town Code Chapter 197, *Peddlers, Solicitors and Transient Retail Merchants* to prohibit the siting of incompatible uses on scenic by-ways.
 - 2 |** Review the Town of Southold Town Code to determine the appropriateness of structures and landscaping (fences, hedges) capable of hindering scenic views.
 - 3 |** Strengthen litter laws to prevent illegal dumping in open space and scenic areas, including on beaches.
 - 4 |** Consider implementing the guidelines specified in the Suffolk County Farmland Committee's Greenhouse Structures: 2008 Guidelines for Parcels with County-Purchased Development Rights ("PDR").
 - 5 |** Work with the New York State Department of Environmental Conservation to designate incompatible uses within a Scenic Byway and important scenic viewsheds as Type I actions under SEQRA to achieve better assessment of scenic impacts.
 - a |** Amend SEQRA Type I action list threshold to include any actions or combinations of actions that propose:
 - i |** Clearing of greater than or equal to 10 acres or set percentage for residential use.
 - ii |** Placement of greater than or equal to 20 residential lots on a single parcel located adjacent to a New York State Scenic Byway; or adjacent to a public shoreline or visible from public surface waters.

- iii | Result in the permanent coverage of greater than or equal to 1000 square feet of public surface waters.
- 4 | Strengthen the management of important scenic viewsheds from State Route 25, Route 48, and other town roadways.
 - a | Form a Scenic Resource Management working group to update, expand and implement the Scenic Southold Corridor Management Plan (2001) and other applicable plans for the purposes of developing new, expanded scenic resource management procedures and preservation goals town-wide.
 - b | Correlate the Town Scenic Resources Map to management and preservation strategies for scenic resources experienced from town roadways and public areas.
 - c | Review uses in zoning districts located on the Town's Scenic Byways, roadways and public waters to evaluate appropriateness to Town Scenic Byway Goals and scenic management strategies to ensure that the area views include vistas of farm fields and open space.
 - d | Develop and implement a Scenic Resource Overlay District with site and structure design parameters, including scenic easement applications.
 - e | Improve the coordinated framework for law enforcement and application processing requiring multi-agency participation or review to ensure compliance with the Town Scenic Byway Goals.
 - f | Forge relationships with the New York State Department of Transportation (NYSDOT) and Suffolk County Department of Public Works (DPW) to develop and implement a roadway beautification or "adopt-a-road" program.
 - i | Adopt a no-net-loss street tree policy and encourage NYSDOT and DPW to replace trees removed.
 - ii | Encourage DPW to landscape medians of County Route 48 with wildflowers.
 - g | Work with the electric company and other applicable entities to improve the Town's Tree Trimming Notification protocol.
- B | Preserve existing, indigenous vegetation that contributes to the scenic quality of the landscape

through the incorporation of these areas in site design or perpetual conservation measures.

- C | Ensure that appropriate visual screening (in accordance with Article XXI of the Southold Zoning Ordinance) exists between business, industrial, and residential zones such that landmarks and focal points are enhanced, and visually corrosive elements are screened.
- D | Acknowledge the context of the area in which screening must occur, and be sensitive to the character of the hamlet.
- E | Establish planting guidelines and preferred vegetation species lists which can be integrated into planters, roadside public gardens, and highway medians.
- F | Allow for selective pruning and clearing of vegetation to enhance and provide public views including the clearing of the nuisance species common reed (*Phragmites australis*) and Japanese knotweed (*Fallopia japonica* Houtt).



Vineyard in Cutchogue

- G | Prevent erosion of scenic qualities of important places, sites, and gateways by enforcing the existing sign code and strengthening the Town Code language to prohibit, remove, or screen obtrusive structures, objects (unauthorized vehicle sales, excess and non-conforming signage, and non-conforming lighting) and actions.
 - 1 | Amend Chapter 240 Subdivision of Land and Chapter 280 Zoning to require multi-phased construction projects that are visible in current and future public scenic viewsheds to provide long-term screening.
 - 2 | Phase-out structures and landscaping (fences, hedges) that obstruct viewsheds and degrade scenic qualities from public vantage points.
 - 3 | Enforce unauthorized vehicle sales legislation.

- 4 | Control prolific signage through the development of a new enforcement protocol for the Town's signage code.
 - 5 | Consider amending sign code as recommended by the RBA Group North Fork Trail Scenic Byway Inventory and Assessment (2008).
 - 6 | Improve public communication through the development of a "Did You Know?" media campaign to educate business owners about common types of illegal displays, signs, lighting, and uses of public rights of way especially on Main Streets, State Route 25, and County Route 48.
- **Responsible Parties:** Southold Town Board, Planning Board, Architectural Review Committee, Zoning Board of Appeals, Building Department, Department of Land Preservation, Tree Committee, Board of Trustees
 - **Possible Partnerships:** General Public, PSEG, New York State Department of Transportation, Suffolk County Department of Public Works, Scenic Resource Management Working Group (to be formed)

🎯 Objective 1.3

Preserve land containing important scenic resources.



Laurel Lake Preserve

- A | Continue to preserve important scenic vistas with Community Preservation Project Plan funds to purchase fee title, development rights, and/or scenic easements on properties with scenic values.
- B | Correlate the Town of Southold Scenic Resources Map with the Community Preservation Map to identify relevant parcels offering scenic views, including parcels offering scenic waterscape views.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Building Department,

Department of Land Preservation, Land Preservation Committee, Southold Tree Committee, Board of Trustees

🎯 Objective 1.4

Enhance scenic qualities through design standards and innovative site planning and architecture in public and private development projects.



Fishers Island Hamlet Center

Project design is the most costly and time-consuming aspect of an application. The Town is continually trying to improve the process to reduce the cost to applicants. In the future, the Town will provide more guidance in project design and improved efficiency, user friendliness, and communication between the public and town departments in the earlier stages of the application processes.

To better assist the public in meeting scenic preservation goals, the Town will develop and implement architectural design guidelines for residential and commercial uses. The design guidelines will provide basic information and make recommendations about what design elements could be included as part of a land use application; however, the guidelines will not attempt to address all the design issues relevant to a proposed plan. The intent of the design guidelines will be to achieve a clear understanding of critical site and design issues that need to be addressed. This approach should result in a more efficient process that in turn will reduce costs.

- A | Develop voluntary structural design standards for residential architecture to conserve and support the design characteristics and qualities of individual neighborhoods and hamlets that make them attractive and unique.
- 1 | Use appropriate siting, scales, forms, and materials to ensure that structures and site design are compatible with and add interest to existing scenic components.

- 2 | Promote the establishment of sustainable structures through LEED/Energy Star standards in new development and redevelopment.
- B | Develop mandatory architectural design standards for commercial uses to conserve and support the design characteristics and qualities of individual neighborhoods and hamlets that make them attractive and unique.
 - 1 | Develop a municipal parking plan for each hamlet center.
 - 2 | Create a parking bank to allow the buy-out of parking on site plans. Monies are to be used to maintain and/or expand municipal parking lots.
- C | Officially recognize businesses that strive to meet Town Goals with letters of recognition from Southold Town Board/Supervisor.
- D | Develop streetscape plans for each hamlet to emphasize human scale, improve pedestrian safety and connectivity, and respect historic precedents and typologies in the hamlet centers. The plans should include but not be limited to addressing site design, architectural design, pedestrian movement, landscaping (street tree preservation/replacement), parking, street furniture, lighting, signage, identification and position of landmarks, and public destinations or congregation points within the hamlets.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Historic Preservation Commission, Southold Town Economic Development Committee
- **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce

🎯 Objective 1.5

Protect scenic vistas outside the hamlet centers by clustering compatible developments in existing residential or commercial areas to prevent sprawl.

- A | Define edges of hamlet centers and “HALO” areas using open space with scenic views.¹

¹ HALO is an acronym for Hamlet Locus Zones. HALO zones are areas that surround the hamlet centers in Cutchogue, East Marion, Greenport, Mattituck, New Suffolk, Orient, Peconic, and Southold hamlets. These areas have been identified and formalized by the Southold Town Board for the purposes of allowing certain uses in these areas. Official maps can be found on the Town of Southold website.

- B | Cluster and consolidate new development close to hamlet centers to encourage vitality and affordability.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Land Preservation Department

🎯 Objective 1.6

Plan for development of hamlet centers with a focus on vitality, function, and aesthetics and at a compatible scale that maintains the character of the community.



Old Point Schoolhouse on Oysterponds Historical Society campus in Orient

- A | Create and/or enhance community gathering areas in hamlet centers.
- B | Improve linkages between community needs, design goals, policies, and the Southold Town Code requirements.
- C | Identify and rectify land use regulations that prevent the strengthening of the hamlet centers as vibrant commercial and residential centers.
 - 1 | Evaluate uses within the Hamlet Business (HB) and General Business (B) zoning districts for appropriateness of intensity within each hamlet center and surrounding areas.

- 2 | Re-evaluate use and bulk schedules to allow for diverse, multiple uses in hamlet centers.
- 3 | Amend setbacks within the bulk schedule for the HB and B zoning districts located within the hamlet centers to support a more diversified build-out within the hamlet centers.
- 4 | Investigate the feasibility of applying Form Based Codes or a hybrid code to the hamlet centers. Current zoning rules have strict requirements for building setbacks that must be applied the same way to all parcels regardless of size or shape. Parcels in the hamlet centers are typically small in size and some are also narrow in width, making their development challenging with this one-size-fits-all approach. New businesses such as retail stores that could bring much-needed foot traffic to a hamlet center are drawn away from the hamlet centers in search of parcels that are easier to develop.

Changing the code in the hamlet centers to allow for more flexibility in use and design could retain and attract thriving businesses that generate and support foot traffic in the hamlet centers, and in turn lead to a stronger local economy. Relying more on design standards and less on traditional bulk schedule requirements will introduce flexibility in zoning by using scale, form, and function to determine the size and location of new commercial buildings.

- 5 | Review Town Code to evaluate the application of the pivotal Zoning Board of Appeals Decision Number 5383 (otherwise referred to as the “Malon Decision”) which allows multiple uses in a single building on a single parcel in the B zoning district. This encourages buildings that are oversized and inconsistent with the community character.
 - 6 | Encourage infill and adaptive re-use development within hamlet centers through financial incentives.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Town Committees
 - **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce

🎯 Objective 1.7

Preserve the character and tranquility of residential neighborhoods.



Tuthill Road, Southold

- A | Evaluate and amend Town Code § 161-15.: Highway construction specifications and turn-around configurations to accomplish traffic-calming through narrow roadways and updated designs.
- B | Evaluate and amend Town Code sections on noise, light, traffic, and special events to identify incompatible actions and uses located within or near residential neighborhoods.
- C | Evaluate and amend Town Code sections on lot coverage and setbacks of structures to prevent structures too large in scale from occurring in neighborhoods.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Architectural Review Board, Historic Preservation Commission, Southold Town Economic Development Committee
- **Possible Partnerships:** Island Community Board (Fishers Island) and Chambers of Commerce

🎯 Goal 2: Cultural Resources

Southold Town is also defined by its vast wealth of historical and cultural resources.

The Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island (Society for the Preservation of Long Island Antiquities [SPLIA], 1988) identifies approximately 1,500 historical structures of regional importance. Of these, eight individual properties and two historic districts are listed on the State and National Registers of Historic Places. In addition, the Southold Historic Preservation Commission maintains

its own listing of locally significant historic landmarks (see **Appendix 3**).

Throughout the years many historic buildings that once punctuated the Town have been destroyed, demolished, renovated, or modified, thereby eroding the Town's heritage. To prevent further loss of the Town's historic resources, an update to the Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island, as shown in **Figure 5.1**, is needed. Potential historic districts within each hamlet will be identified and the Town will work to strengthen the role of the Southold Historic Preservation Commission and request the development of siting and design standards and resource management strategies and plans to preserve these important resources.

🎯 Objective 2.1

Identify, document, and map the historic resources of the Town.



Potatoes in Southold Town

Continue to identify, document, and map historic resources in the Town:

- A** | Work with the New York State Office of Parks, Recreation & Historic Preservation (OPRHP), hamlet historic societies, the Henry L. Ferguson Museum (Fishers Island), and property owners to update the SPLIA list to aide in the historic preservation of the Town's historic properties.
- B** | Delineate and designate historic districts and/or points of historical significance in each hamlet.
- C** | Inventory, protect, and preserve significant historic resources including family cemetery plots, colonial-era postal mile markers, and historic trees.
- D** | Produce an updated Town of Southold Cultural Resources Map.

- **Responsible Parties:** Historical Societies, Museums, Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission
- **Possible Partnerships:** New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.2

Manage and preserve the historic and architectural resources of the Town.



New Suffolk Schoolhouse

- A** | Incentivize and encourage owners of properties included on the SPLIA and/or historic trees to seek Town Landmark Status.
- B** | Seek funding to restore and preserve the historic informational plaques town-wide.
- C** | Create program to identify cultural assets for potential town purchase (e.g., expanding village greens through property acquisition).
- D** | Codify the historic architectural design standards developed by the Southold Historic Preservation Commission for historic structures constructed and reconstructed in designated Historic Districts.
- E** | Incentivize preservation of historic structures by creating pilot program to relax zoning for historic structures.
- F** | Create a pilot program that provides tax incentives to property owners who achieve Town Landmark Status.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Southold Historic Preservation Commission
- **Possible Partnerships:** New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.3

Provide for compatible use, reuse, and integration of historic resources in future planning while limiting and minimizing inappropriate alterations to the resource.

Avoid loss or impairment of historic resources (structures, sites, or components). Expand the responsibilities of the Southold Historic Preservation Commission to include the review of all historic structures or other properties requesting major structural or changes to a historic resource, including authority to:

- A |** Preserve historic structures or components in place to the greatest extent practicable.
 - Allow relocation of the historic structures only when the resource cannot be preserved in place.
 - Allow demolition of a structure or feature only where alternatives such as rehabilitation or relocation are not feasible.
 - Within identified historic districts, demolished historical structures should be replaced with structures of similar character, mass, proportion, and scale.
- B |** Request that the Southold Historic Preservation Commission develop Best Management Practices to avoid adverse impacts of new development on nearby historic resources.
- **Responsible Parties:** Southold Town Board, Historic Preservation Commission, Architectural Review Board, Southold Town Economic Development Committee
- **Possible Partnerships:** Town Historian, New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.4

Protect and enhance resources that are significant to the culture of Southold Town.

- A |** Support museums, historical societies, and other institutions preserving and promoting the Town's culture.
- B |** Protect the character of historic agricultural and maritime areas by maintaining appropriate scales of development, intensity of use, and architectural style.
- C |** Preserve and encourage traditional uses defining the agricultural and maritime character of the area.
- D |** Encourage landowners to participate in the OPRHP Barn Restoration programs and tax incentives.

- E |** Provide interpretive materials in appropriate settings to augment the public's understanding and appreciation of the Town's agricultural and maritime heritage.



Founders Landing in Southold

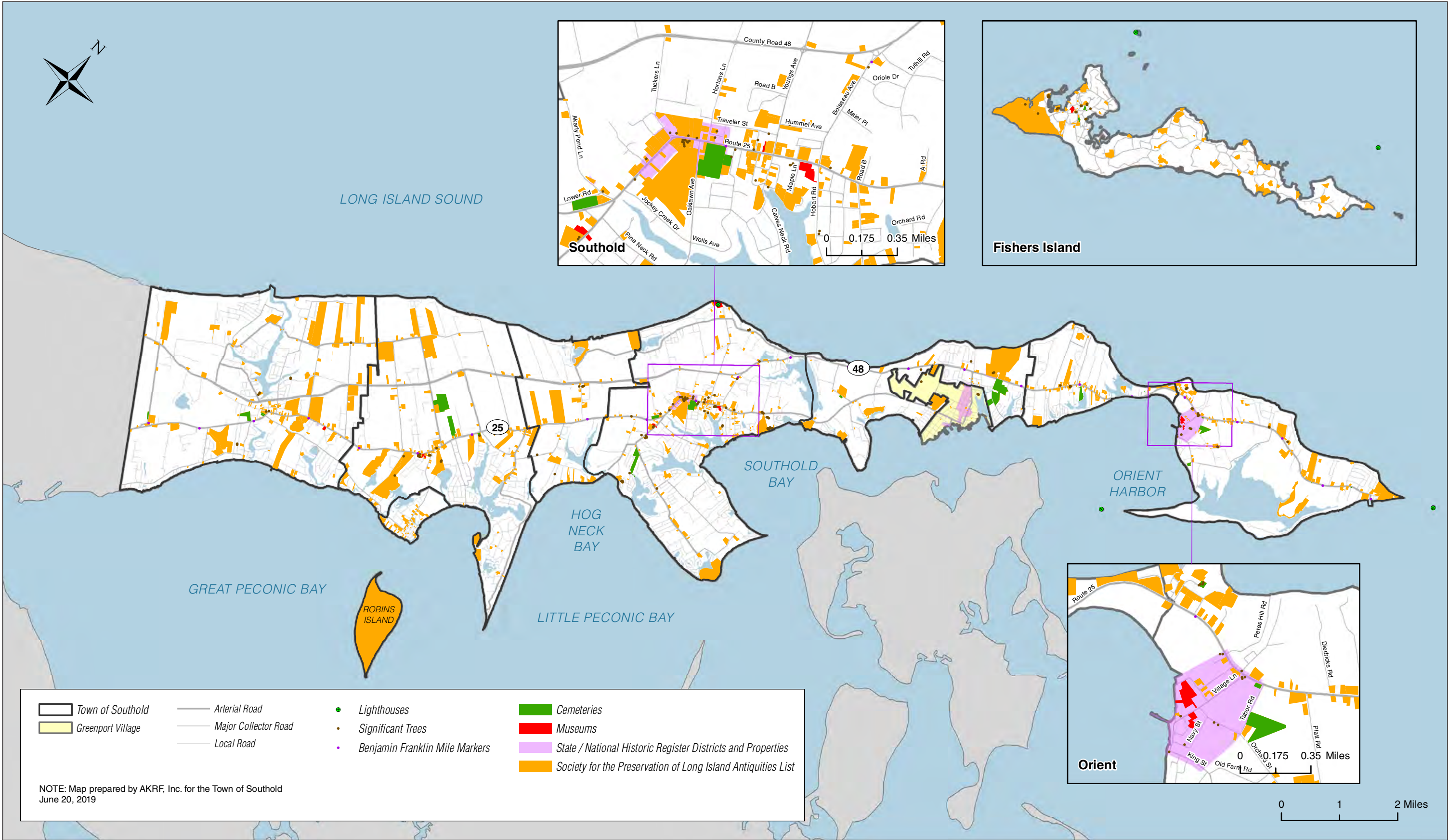
- F |** Preserve and enhance historic lighthouses: Horton Point Lighthouse, the Coffeepot Lighthouse at Orient Point, the Plum Island Lighthouse, the Little Gull Island Light Station, Bug Light at Long Beach Bar, North Dumpling Lighthouse, Race Rock Lighthouse, other and navigational or nautical structures.
- G |** Protect underwater historic, archaeological, and cultural resources through the development of a Marine Resources Management Plan.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Land Preservation Committee, Southold Historic Preservation Commission
- **Possible Partnerships:** Historical Societies, Museums, Southold Town Historian, New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.5

Protect and preserve archaeological resources.

- A |** Expand the charge of the Southold Historic Preservation Commission to include the management of archaeologically sensitive areas.
- B |** Work with Building Department and Henry L. Ferguson Museum to improve the process of protecting archeological resources on Fishers Island.
- C |** Preserve and protect archaeologically sensitive areas through perpetual restrictions that ensure their long-term preservation.

Figure 5.1 Cultural Resources Map



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- D** | Strengthen regulations regarding disturbance to significant archaeological resources through project redesign and/or artifact recovery prior to construction.
- E** | Avoid disturbance of any object of archaeological or paleontological interest situated on or under lands owned by New York State or Southold Town.



- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Historic Preservation Commission, Henry L. Ferguson Museum
- **Possible Partnerships:** Historical Societies, Museums, Southold Town Historian, New York State Office of Parks, Recreation & Historic Preservation

🎯 Objective 2.6

Promote heritage tourism to educate residents and visitors about the historical/cultural significance of the Town.

- A** | Elevate the Town's historical/cultural significance through school curricula, heritage festivals, parades, and special events.
- B** | Develop a public signage program and corresponding map that identifies and explains the historic/cultural resources of the Town.
 - 1** | Work to highlight cultural interests throughout the Town.
- C** | Foster partnerships with local groups and museums to aid in the stewardship of historic sites on town-owned properties.
- D** | Consider entering into a partnership with a private entity to establish a museum highlighting the Town's diverse culture (art and history) within the

Peconic School building and grounds and New Suffolk Waterfront.

- **Responsible Parties:** Southold Town Board, Southold Town Historian, Southold Historic Preservation Commission
- **Possible Partnerships:** Chambers of Commerce, Historical Societies, Museums, Schools, East End Arts Council, Old Town Art and Crafts Guild, North Fork Promotion Council, Civic Groups, Long Island Convention & Visitors Bureau and Sports Commission, Suffolk County Office of Film and Cultural Affairs, New York State Office of Parks, Recreation & Historic Preservation



Farm produce waiting for the train in Southold

🎯 Objective 2.7

Promote and concentrate public art, crafts, and entertainment cultural attractions in hamlet centers.

- A** | Encourage developers to integrate art into the design process for buildings and public spaces.
 - 1** | Consider setting a recommended minimum percent cover of surface area that would be dedicated to public art (applicable to certain areas).
- B** | Encourage public agencies to integrate art in the design of all publicly visible infrastructure, including retaining walls and public spaces (e.g., incorporate sculpture in public areas).
- C** | Work with the Chambers of Commerce, business and merchant groups, The East End Art Council, Libraries, Schools and Museums to develop art shows and cultural projects centered around the hamlet centers.
 - 1** | Encourage housing opportunities for Artists in Residence.

- D | Elevate the importance of the Town's iconic art and entertainment history through the development of annual celebratory events.
- **Responsible Parties:** Southold Town Board, Southold Town Economic Development Committee, Southold Town Housing Advisory Commission
- **Possible Partnerships:** East End Arts Council, North Fork Art Guild, North Fork Community Theatre, North Fork Promotion Council, Long Island Convention & Visitors Bureau and Sports Commission and Suffolk County Office of Film and Cultural Affairs, Island Community Board (Fishers Island), Lighthouse Works (Fishers Island)

🎯 Goal 3: Natural Heritage



Narrow River, Orient

For the purposes of this chapter, Natural Heritage consists of landscapes and waterscapes of outstanding universal value in terms of ecology, conservation, or natural beauty. The natural heritage character of the Town includes not only the typical natural resources of flora, fauna, and agricultural soils, but also the idea of the working landscape.

In 1998, the Town recognized the importance of the working landscapes and adopted the Community Preservation Project Plan to preserve not only the land, but also the people who interact with it for their livelihood. In 2004, Southold Town's LWRP was adopted, elevating the importance of protecting the working maritime culture and the areas historically and presently committed to them. Goals listed below are covered in more detail in Chapter 6, "Natural Resources & Environment."

🎯 Objective 3.1

Elevate and preserve the Town's natural heritage through preservation of the working landscapes and waterscapes and the people who interact with them.

- A | Protect agricultural lands in Southold Town.
- B | Provide for and support the commercial and recreational use of Southold Town's marine ecosystems.
- C | Audit the Southold Town Code to ensure consistency with adopted plans and programs.
- D | Amend current regulations to further support agriculture and maritime uses.
- E | Identify and preserve the Town's flora and fauna.
 - 1 | Work with regional agencies and institutions to preserve the unique natural qualities of the islands within the town limits including Fishers Island, Plum Island, and Little Gull and Great Gull Islands.

🎯 Objective 3.2

Protect and restore ecological quality throughout Southold Town.

- A | Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.
- B | Promote sustainable use of living marine resources in Long Island Sound, the Peconic Estuary, and town waters.
- C | Avoid adverse changes to the Long Island Sound and the Peconic Bay ecosystems that would result from impairment of ecological quality.

🎯 Objective 3.3

Protect the Town's beaches.

Additional information about town beaches can be found in Chapter 13, "Parks & Recreation."

🎯 Objective 3.4

Protect and improve soils in Southold Town.

Related goals with additional details can be found in Chapter 6, "Natural Resources & Environment."

🎯 Objective 3.5

Protect the Town's aquifers.

Related goals with additional details can be found in Chapter 6, "Natural Resources & Environment."

🎯 Objective 3.6

Protect and improve air quality in Southold Town.

Related goals with additional details can be found in Chapter 6, “Natural Resources & Environment.”

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold Zoning Board of Appeals, Town Committees, Southold Town Economic Development Committee, Southold Board of Trustees, Southold Land Preservation Department and Committee
- **Possible Partnerships:** Island Community Board (Fishers Island), Peconic Estuary Program, The Nature Conservancy, Long Island Sound Future Fund, Group for the East End, North Fork Environmental Council, Audubon Society

🎯 Goal 4: Hamlet Goals and Objectives



Presbyterian Church in Southold

From 2005 to 2010 the Town developed and implemented The Town of Southold Hamlet Study (2005), a community-based planning effort where nine community groups known as the Hamlet Stakeholders were formed representing each hamlet. The Hamlet Stakeholders, through public meetings, generated a list of short-term and long-term recommendations that were presented to the Town Board and Planning Board for prioritization and implementation.

In 2008, the Town Board also formed the Hamlet Study Implementation Panel (HIP) consisting of town staff and town committee chairs to implement stakeholder recommendations. The HIP met frequently throughout 2008 and beginning of 2009 and many short-term recommendations were implemented and completed. The section below includes the long-term Hamlet Stakeholder recommendations relating to community

character that the HIP recommended be integrated within the Comprehensive Plan.

Cutchogue

- A | Improve hamlet center streetscape through the development and implementation of a traffic-calming plan focused on pedestrian flow and safety for State Route 25.
- B | Design and implement traffic-calming measures in the King Kullen Shopping Center area (improve signage).
- C | Work with NYSDOT to develop a streetscape plan including the installation of street furniture and the development of a street tree planting and maintenance program.
- D | Expand the village green (SCTM# 109.-5-6.1) property to the west with the assemblage of historic properties.
- E | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town of Southold Tree Committee, Office of the Town Engineer

East Marion

- A | Develop streetscape plan for State Route 25 from Rocky Point Road to the eastern HALO boundary.
- B | Preserve the East Marion Memorial Post Office.
- C | Develop a well-designed gateway incorporating traffic-calming measures.
- D | Retain the satellite limited commercial area at the corner of Rocky Point Road and State Route 25.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town Committees, Office of the Town Engineer

Fishers Island

- A | Revitalize and strengthen the existing hamlet business center/village green.
- B | Evaluate the General Business zoned “gateway” area west and south of the Ferry Dock on Silver Eel Cove.
- C | Evaluate HB zoned “triangle” formed by Equestrian, Oriental, and Crescent Streets.
- D | Continue to support the role of the Henry L. Ferguson Museum and the Museum’s Land Trust in the preservation of social, archeological, historical, and cultural attributes of the Island.

- 1 | Seek funds to do an updated version of the SPLIA survey of historic structures.

From 1986 to 1988, SPLIA conducted an inventory of historic properties within the Town of Southold. The inventory (Comprehensive Survey of Historic Resources in the Town of Southold and Fishers Island) found 81 structures of historic significance on Fishers Island.

- 2 | Update and recommend properties for local, state, and national landmark status.

Correspondingly, the Town has a register for local Landmark Structures and Sites. This is a voluntary program whereby property owners submit requests for local registration. No properties on Fishers Island are on this register, nor is there any record of applications for landmark status.

New York State and the federal government each maintain Registers of Historic Places. These registers contain buildings, structures, districts, objects, and sites significant to the history, architecture, archeology, and culture of the state or the nation. Although Fishers Island is not listed on either the State or the National registers, Fort H.G. Wright is eligible for such designation (Source: Town of Southold, LWRP Section II. F, p.3).

- E | Work with the Fishers Island Ferry District to revitalize the Fort Wright and Silver Eel Cove waterfront gateway using green infrastructure technologies.
- F | Develop a Parade Ground Preservation Plan.



Fishers Island Parade Grounds • Photo: Jane Ahrens

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Southold land

Preservation Committee, Island Community Board (Fishers Island), Fishers Island Conservancy Board of Directors, Henry L. Ferguson Museum Board of Directors, Southold Town Economic Development Committee, Town Committees

Greenport

- A | Develop a well-designed gateway on State Route 25 west of the Village.
- B | Preserve the natural landscape and create 75- to 100-foot buffers along the hamlet's main roads.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town Committees, Office of the Town Engineer

Mattituck/Laurel

- A | Revitalize Mattituck Inlet into a recreational and commercial maritime hub.
 - 1 | Reconnect the waterfront with Love Lane business district.
 - 2 | Update and implement the Harbor Management Plan.
- B | Target area (located south of State Route 25 and east of New Suffolk Avenue) to create a village green/park for community events.
- C | Target the northern portion of parcels behind the retail/service shops south of State Route 25 for parking.
- D | Support the closure of Love Lane for events and fairs.
- E | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Board of Trustees, Zoning Board of Appeals, Town Committees and Chambers of Commerce

New Suffolk

- A | Encourage the continued operation of the post office.
- B | Revitalize New Suffolk's waterfront, incorporating green infrastructure technologies.
- C | Recognize and preserve the unique maritime heritage of the area, highlighting the history of submarine manufacturing.
- D | Develop streetscape plan for First Street.
- E | Designate the entire hamlet as a historic district.
- F | Develop design guidelines for commercial and residential structures.

- **Responsible Parties:** Southold Town Board, Southold Planning Board, Zoning Board of Appeals, Southold Town Historian, Southold Historic Preservation Commission Town Committees

Orient

- A | Preserve the gateway property east of Latham's Farm Stand (scenic vista is important).
- B | Retain the post office in the hamlet center.
- C | Re-evaluate the B zoning district south and west of Village Lane.
- **Responsible Parties:** Southold Town Board and Southold Planning Board

Peconic

- A | Develop streetscape plan for hamlet center.
- B | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town Committees

Southold

- A | Develop streetscape plans for State Route 25 from Akerly Pond Road to Beixedon Road

Avenue and County Route 48 from Horton Lane to Boisseau Avenue.

- B | Divert truck traffic to County Route 48.
- C | Increase intensity of use of Silversmith's Corner for picnics, games, summer events, and activities.



Silversmith's Corner, Southold

- D | Encourage the continued operation of the post office.
- **Responsible Parties:** Southold Town Board, Southold Planning Board, Town of Southold Transportation Commission, Town of Southold Tree Committee, Office of the Town Engineer, Chambers of Commerce



NATURAL RESOURCES & ENVIRONMENT

June XX, 20XX

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NATURAL RESOURCES & ENVIRONMENT

Southold Town's ecological areas are among the most valuable natural resources in New York State. Bounded by two U.S. Environmental Protection Agency (USEPA)-designated "Estuaries of National Significance," the Long Island Sound Estuary and the Peconic Estuary, the Town's lands and waters are protected by numerous planning documents, multi-agency regulations, and designations that recognize the quality of the areas and provide management strategies. In the future, management strategies will focus on protection, adaptation, and sustainability.



Town Preserve in Cutchogue

Managing and preserving our natural resources while promoting responsible user experiences is essential to maintaining the quality of life within the Town. Correspondingly, managing consumable resources to achieve balance and sustainability is also extremely important. With continued proactive and collaborative management of the Town's resources, the quality of them will improve. An integral element of the

management approach must include the implementation of an educational campaign to increase awareness.

This chapter expands on relevant goals and objectives gathered from a series of planning initiatives, plans, studies, reports, and public input sessions conducted over the last 20 years. Collectively, this information creates the vision of the Town with respect to natural resources and establishes the fundamental goals and objectives to achieve the vision.

Background

This chapter of the Comprehensive Plan has been informed by several recent planning documents. The Local Waterfront Revitalization Program (LWRP), completed in 2004, provides a comprehensive analysis of the Town's resources and outlines a framework of goals for the developed coast, natural coast, and public coast. The program also includes detailed lists of projects that the Town has identified for implementation. The Fishers Island Strategic Plan 2007–2017 (Scopaz) provides an effective planning framework for the Island and identifies numerous community-based recommendations that were integrated within this plan.¹ Finally, Plum Island was the subject of a 2012 Draft Environmental Impact Statement (DEIS), which provided a comprehensive assessment of the Island's natural resources. The DEIS was referenced to formulate goals and objectives in this document.

All of the above-referenced plans are available on the Southold Town website via the weblink icon on the home page.

¹ The Fishers Island Strategic Plan 2007–2017 was prepared for the Fishers Island Hamlet of the Town of Southold in September 2007. It was written by Valerie M. Scopaz, AICP, of VMS Planning Services. See https://issuu.com/fishersislandny/docs/hamlet_study_-_fi_strategic_plan_20.

WATER RESOURCES

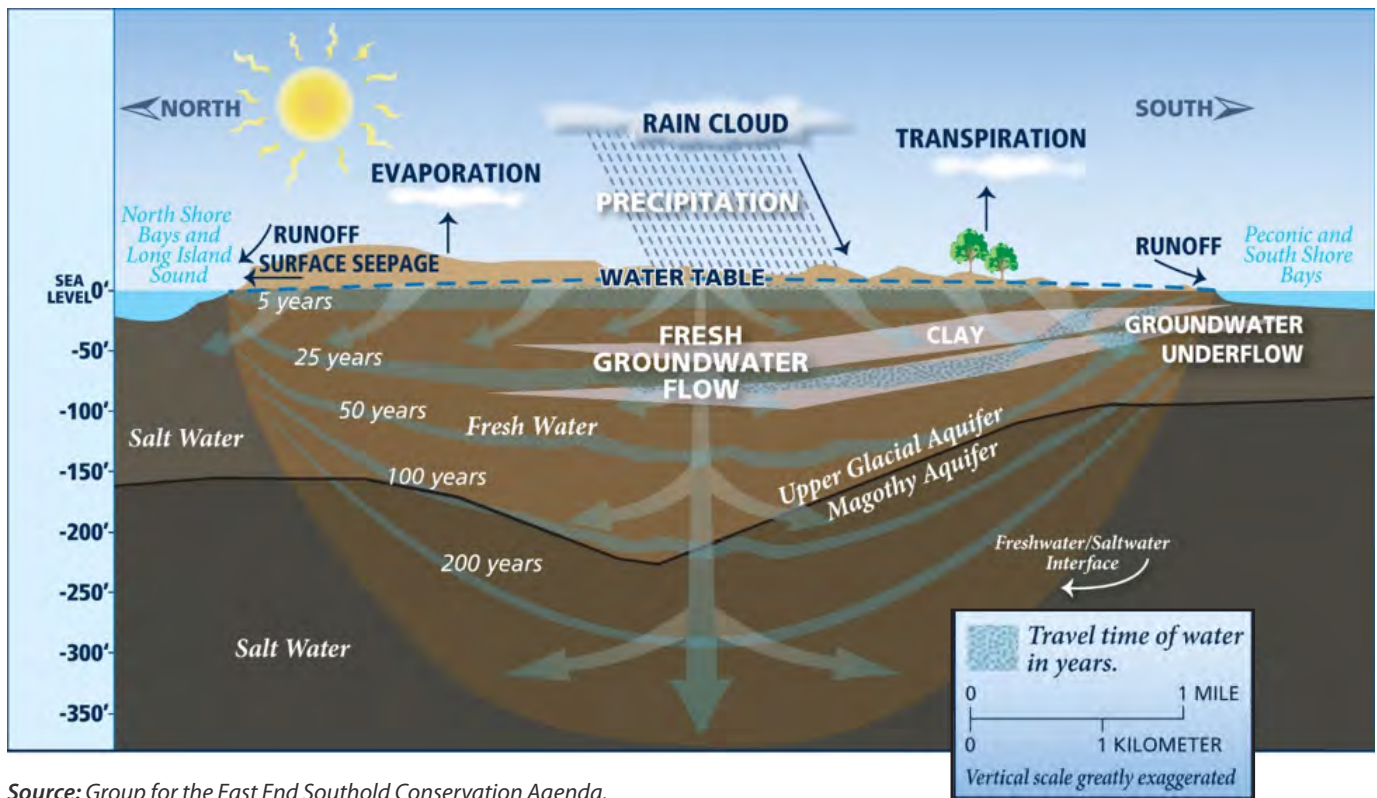
Groundwater

Southold Town depends on a sole source aquifer for its potable water supply. The aquifer is replenished solely by precipitation, which averages approximately 44 to 45 inches per year. The U.S. Geological Service (USGS) estimates that the portion of precipitation that infiltrates the soil, eventually reaching the

groundwater reservoir is equal to about 50 percent of mean annual precipitation or approximately 22 to 22.5 inches, or 1.9 billion gallons per year. The water cycle is shown as **Figure 6.1**.

Drinking water is drawn from the Groundwater Management Zone IV of the Central Suffolk County Special Groundwater Protection Area (SGPA), which encompasses Shelter Island and the northern and eastern portions of the South Fork in addition to the eastern portion of Riverhead.

Figure 6.1 Water Cycle



Source: Group for the East End Southold Conservation Agenda.

The aquifer is characterized by a series of isolated water table mounds, each of which corresponds to a hydraulically distinct freshwater flow system. The North Fork is comprised of three oblong water table mounds east of Mattituck Creek and James Creek that represent the principal freshwater flow systems. The freshwater flow systems contain a series of flow subsystems, each of which corresponds to the area contributing groundwater to an individual water body. These flow subsystems are generally separated from one another by local and regional groundwater divides (creeks and bays) that extend inland from the coast and converge

toward the respective water table mounds (USGS). It is important to recognize that all drinking water and irrigation water supply on the North Fork is withdrawn from the upper glacial aquifer because groundwater in the deeper aquifers is mostly saline.

The importance of Southold's groundwater resources are recognized by the designation of certain areas of the aquifer by the New York State Department of Environmental Conservation (NYSDEC) as SGPA's. These areas are particularly important to groundwater protection because they are the core areas of recharge to Southold's aquifer. The aquifer is shown in **Figure 6.2**.

Figure 6.2 Southold Aquifer

Source: Group for the East End Southold Conservation Agenda.

The water supply, treatment, distribution, and storage facilities for mainland Southold's public water supply are owned and operated by the Suffolk County Water Authority (SCWA). There is also significant usage of groundwater from private wells for residential, agricultural, and commercial use.

Fishers and Plum Islands have their own unique water supply conditions. Fishers Island water supply is dependent upon a sole source aquifer and 22 miles of water mains, an equalization reservoir, a surface water treatment plant, a groundwater treatment facility, a well field and three surface water reservoirs: Barlow Pond, Middle Farm Pond, and Treasure Pond. The numerous ponds on Fishers Island serve as the primary catchment and recharge areas for the island's aquifer. Due to its hilly topography, most of the precipitation that falls on Fishers Island flows to one of the numerous freshwater ponds or directly to the coastal shoreline.

According to the Hydrogeologic Report Conducted on Fishers Island, New York by Groundwater, Inc. (April 1990), groundwater recharge on Fishers Island is estimated to be approximately 709 million gallons per year. The water supply, treatment, distribution, and storage facilities for approximately 624 customers on Fishers Island are owned and operated by the Fishers Island Waterworks, a subsidiary of the Fishers Island Development Corporation (FIDCO).

The Plum Island DEIS identifies groundwater on Plum Island within the sand and gravel of the Upper Pleistocene Glacial Deposits. The shallow sole-source aquifer extends from land surface at the wetlands to an approximate depth of 100 feet in the center of the Island. The aquifer is recharged solely by precipitation, which averages approximately 45 inches per year. Safe yield for the aquifer is estimated to range from 150,000 to 200,000 gallons per day (gpd).

GOAL AND OBJECTIVES

Goal 1: Conserve Water Quantity

The potable water supply in the Town is limited, and without conservation measures, the supply of potable water in the aquifer is strained, especially in times of drought.

One of the largest consumers of water is the irrigation of lawns, which increases during droughts. As the population of the Town continues to grow, increased demand on the water supply system will occur, forcing

an expansion of the public water supply system. Expansion is expensive and difficult due to areas of groundwater contamination and salt-water intrusion. Consumer rates for water will increase as costs rise for the SCWA.

Southold has been identified as one of two areas in Suffolk County where groundwater quality has affected the existing groundwater supply. The shallow aquifer is limited by underlying and surrounding salt

water and contaminants such as nitrates and pesticides. Nitrate levels exceeding 6 mg/L were found in supply wells located on the North Fork in unsewered agricultural areas.²

Water supply projections indicate that Southold will need additional water sources by 2030. The projected water consumption is expected to rise to 4.6 million gallons per day (mgd) from 2.8 mgd, assuming that all homes currently on private wells would be on community supply by 2030 (including Orient). By 2030, if water continues to be used at the current rate, over 14,500 gallons per minute (gpm) will be required at peak times, a rate that cannot be produced by the current water supply system.

To address the projected water supply needs, the SCWA has indicated that approximately 6,100 gpm of additional capacity would be required (excluding the storage tank at Moore's Lane). This would require the siting and installation of 38 new wells if no conservation measures are implemented. An alternative to pumping an ever-increasing amount of water is to implement a water conservation program that minimizes the irrigation of lawns, in addition to other measures. The Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP) indicates that if successful, the water conservation option would require the addition of only three new supply wells to meet the 2030 peak demand.

The conservation approach is the most practical one for residents and the SCWA, as there are significant concerns with developing new wells: salt water up-coning/intrusion; impact to wetlands and surface water bodies; additional capacity; identification and acquisition of available land for well sites and potential treatment facilities; and cost associated with construction of the additional wells, transmission mains, and treatment facilities.

According to SCWA, if conservation measures are not implemented, a connection to the Riverhead transmission line to serve Southold Town would be the most feasible and cost-effective alternative. This option requires the fewest new wells; however, numerous factors could affect the feasibility of this scenario. Complete details can be found in the SCCWRMP.

Regardless of the short-term supply projections, planning for a long-term water supply in Southold is important and conservation practices must be developed. Conservation practices can be accomplished through public education and voluntary or mandatory homeowner participation. Following are objectives to help implement water conservation initiatives and strategies to conserve drinking water.

🎯 Objective 1.1

Consider mandatory water conservation measures for residential irrigation.

- Odd/even days for lawn irrigation.
- Rain meters to prevent automatic sprinklers from activating on rainy days.



🎯 Objective 1.2

Work with SCWA to implement water conservation practices and programs.

- Implement the SCWA groundwater conservation measures that include public education and outreach on water conservation practices and emergency measures in periods of drought through town media.

🎯 Objective 1.3

Develop water conservation and educational demonstration sites.

- Partner with local water conservation advocates to fund, design, and construct educational demonstration sites at the Peconic School, Town Hall, and on Fishers Island.

² Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP) by SCWA. Found at <https://www.suffolkcountyny.gov/Departments/Health-Services/Environmental-Quality/Water-Resources/Comprehensive-Water-Resources-Management-Plan>.

🎯 Objective 1.4

Support the Peconic Estuary Program initiatives for water conservation practices.

The Peconic Estuary Program has initiated a Homeowner Rewards Program to provide water conservation opportunities to homeowners within the Peconic Estuary boundaries that surround the impaired water body, Hashamomuck Pond, in the hamlet of Southold. Funds are available to homeowners for rain gardens, downspout re-direction, rain barrels, conservation landscaping, and dry wells.

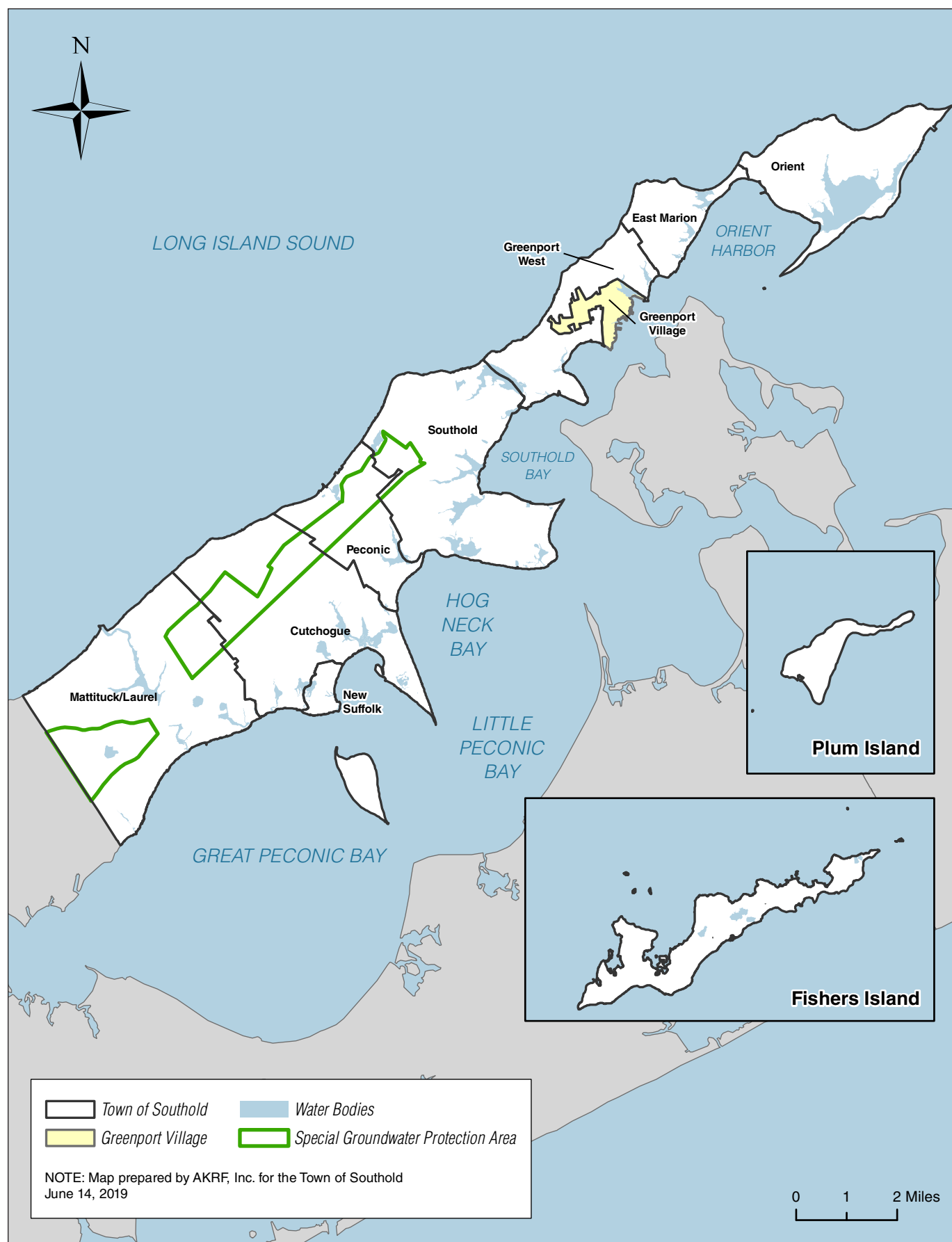
- **Responsible Parties:** Southold Town Board, Town of Southold Planning Department, Town of Southold Land Preservation Department
- **Possible Partnerships:** Suffolk County Water Authority, Suffolk County Department of Health, New York State Department of Environmental Conservation, National Oceanic and Atmospheric Association, U. S. Environmental Protection Agency and other non-governmental agencies

🎯 Goal 2: Protect Groundwater Quality

The protection of groundwater quality is crucial for the health of the residents and visitors of the Town.

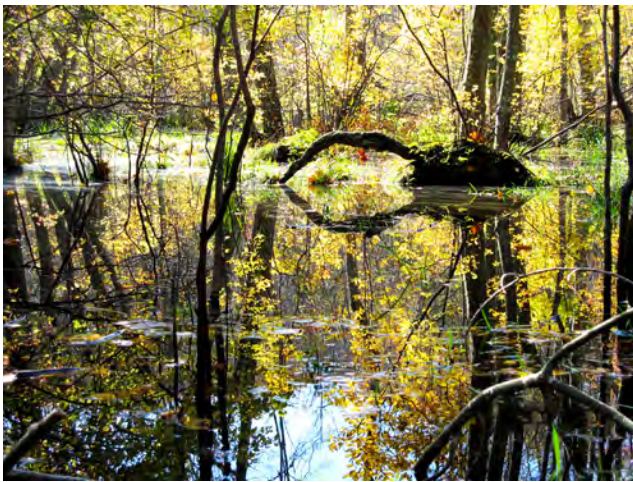
The Town's two SGPAs for which water quality protection management strategies were developed include portions of the hamlets of Mattituck, Laurel, Cutchogue, Peconic, and Southold (see **Figure 6.3**). The designation of the SGPAs was based on two considerations, that "this area represents a major portion of the locally significant deep recharge and that designation could facilitate the improvement and ultimate restoration of groundwater quality" (The Long Island Comprehensive Special Groundwater Protection Area Plan, 1992).³

³ Koppelman, L.E. and Long Island Regional Planning Board. "The Long Island Comprehensive Special Groundwater Protection Area Plan" Long Island Regional Planning Board: 1992. Also <https://books.google.com/books?id=JeliHAAACAAJ>.

Figure 6.3 Southold Town: Special Groundwater Protection Areas

The SGPA Plan identifies the main groundwater quality issue within the Southold SGPA as consisting of contamination primarily from the historical use of pesticides used for agricultural purposes. Pesticides have contaminated ground water throughout much of the horizontal and vertical extent below the Southold SGPA (Koppelman, et al, 1992).

The objectives in this Comprehensive Plan are based, in part, on the SGPA Plan that offers recommendations for management strategies designed to reduce current and future groundwater contamination, avoid creating new sources of contamination, and provide the maximum protection of the groundwater in the SGPAs.



In addition to management strategies, SCWA tests public water systems on a regular basis and publishes annual reports outlining the results for two SCWA Distribution Systems in Southold Town. One is known as Distribution Area 30, and is comprised of the 49 supply wells that serve most of Southold (except for Orient). The other, known as Distribution Area 35, is comprised of one neighborhood in Orient known as Browns Hills.

Certain areas have experienced degraded groundwater. In the 2011 report for Distribution Area 30, the SCWA found evidence of pollutants including compounds from pesticides, herbicides, pharmaceuticals, and personal care products (9 of the 16 compounds tested). Also found was Methyl Tert Butyl Ether (a volatile organic compound [VOC]) that was used as an additive in gasoline until it was banned in 2004. Nitrate, which is linked to red tide blooms in Peconic Bay, was measured at an average value of 3.78 mg/l and a high value of 7.97 mg/l. The results are lower than the established Maximum Contaminant Levels (MCL) for drinking water quality for nitrates, which is 10 mg/l.

Also in 2011, the SCWA added filtration systems to Sunset Dr. #2A and #4A Mattituck wells to remove the contaminants Aldicarb Sulfone and Sulfoxide and Metolachlor ESA. Filtration was also added at the Rocky Point Rd. #4 East Marion well to remove the contaminants TCPA (Tetrachloroterephthalic Acid, a breakdown product of Dacthal) and Metolachlor.

In the Browns Hills System, 1 out of 16 pesticides, herbicides, pharmaceuticals, and personal care products compounds tested were found, but no VOCs were detected in 2011. Nitrate in this system had an average value of 3.22 mg/l and a high value of 10.87 mg/l, which exceeds the MCL (SCWA 2011).

The Suffolk County Department of Health Services (SCDHS) permits and monitors commercial and residential water supply wells pursuant to Articles 4 Water Supply and Article 6 (Realty Subdivisions, Development and Other Construction Projects) of the Suffolk County Sanitary Code (2011). SCDHS also regulates 35 non-community water system sites, including Plum Island, which contains 66 wells sites. A "community water system" is a public water system that serves at least five service connections used by year-round residents or regularly serves at least 25 year-round residents.

In the areas that lack a public water supply system, comprehensive water quality testing is conducted for all new subdivisions proposed with private wells. SCDHS also manages a testing program for existing homes with private wells. The program provides comprehensive water quality analysis and makes recommendations to property owners if necessary.

The New York State Department of Health (NYSDOH) recommends annual testing of private wells for total coliform. Similarly, annual water quality testing of private wells for, at a minimum, total coliform, nitrates, total dissolved solids, and pH is recommended by USEPA and the National Groundwater Association (NGWA). SCDHS offers a private well testing program at a nominal cost. More information about the program can be found at: <http://www.suffolkcountyny.gov/Departments/HealthServices/EnvironmentalQuality/WaterResources/PrivateWellWaterTestingProgram.aspx>.

In addition to regulating private and non-community water systems, SCDHS regulates subsurface sewage disposal systems pursuant to Section 760-502, of Article 5 (Sewage Disposal), and Section 760-710 of Article 7 (Water Pollution Control) of the Suffolk County Sanitary Code. Facilities designed and constructed in

compliance with the standards will be in compliance with the Suffolk County Sanitary Code.

The heightened awareness of water quality problems has prompted the Town and numerous agencies and organizations to elevate the need for voluntary and regulatory changes to reduce the introduction of pollutants in groundwater. To assist with sorting out where additions to the public water infrastructure are consistent with the Town's goals, and where other measures are more appropriate, it is recommended that the Town participate in assessment programs and initiatives that achieve the highest level of protection and conservation for public benefit.

🎯 Objective 2.1

Support the work of the Town of Southold Water Quality Protection and Conservation Committee, which focuses on and promotes the implementation of the water quality and water conservation goals and objectives of the Town.



Together with agencies and organizations such as SCDHS, SCWA, Long Island Groundwater Research Institute (LIGRI) at SUNY Stony Brook, USGS, and Fishers Island Water Works, the committee works to protect surface and groundwater quality and quantity through assessment, education, and participation.

🎯 Objective 2.2

Work with SCWA, SCDHS, and Fishers Island Water Works Corporation in developing mandatory groundwater and surface water quality protection measures.

🎯 Objective 2.3

Develop Aquifer Protection Overlay Districts town-wide.

Protection of groundwater quality is a community responsibility centered on education and participation.

One tool to accomplish the protection of groundwater quality is to develop and implement an Aquifer Protection Overlay Districts (APOD) approach, which would provide guidance to landowners and user groups on how to better protect groundwater. Effective management within an APOD ranges from voluntary changes in homeowner choice to application and disposal of pesticides, herbicides, or fertilizers, and use of land use controls in areas located within sensitive groundwater recharge areas.

The Proposal for a Water Management Program for the Town of Southold Study presented a mix of recommendations to minimize or eliminate additional groundwater contamination, including the establishment of a Town Water Management Program; providing public water systems in areas of existing development where the groundwater is contaminated; protection of present and potential well sites; use of clustering, large lot zoning, and transfer of development rights; and land acquisition to protect the areas with the deepest groundwater levels. This proposal was accepted by the Southold Town Board on June 2, 1987; however, some of the recommendations were not integrated into local ordinances. It is recommended that the Town re-evaluate the plan and update any useful information into policy and/or regulations to protect groundwater quality.

🎯 Objective 2.4

Achieve consistency in town land use and water source protection through the re-evaluation of zoning including permitted uses in capture zones, wellheads, and surface water (Fishers Island) reservoir contributing areas.

🎯 Objective 2.5

Apply the most stringent pollution control measures practicable within 50-year capture zones to community supply wells (SCDHS).

🎯 Objective 2.6

Re-evaluate Chapter 215 Sewers and Sewage Disposal of the Southold Town Code.

The section was adopted in 1983 and an update for applicability and effectiveness in preserving groundwater quality is necessary. The section contains a provision that requires that on-site wastewater disposal systems be inspected and pumped out a minimum of once every three years.

Objective 2.7

Evaluate and recommend Best Management Practices for proactive reduction of VOCs capable of entering groundwater and surface waters.

VOCs are associated with myriad products such as plastics, adhesives, paints, gasoline, fumigants, refrigerants, and dry-cleaning fluids. Although only one VOC (gasoline) was found in Southold sampling of private wells, in 2010 SCWA testing revealed that almost 65 percent of the community supply wells in Suffolk County have susceptibility ratings of medium high, high, or very high for VOCs, while over 35 percent of the wells are rated medium or low.

The most effective method for preventing VOC contamination is to prevent the use or disposal in locations where they have the ability to enter groundwater or surface waters. The reduction of use of such products is voluntary, albeit necessary, to reduce the introduction of these compounds in groundwater. In surface waters, the reduction of the introduction of the compounds could result in a change of practices at marinas and waterfront uses.

Objective 2.8

Evaluate and recommend Best Management Practices for the proactive reduction of pharmaceuticals and personal care products in groundwater and surface waters.

Pharmaceuticals refer to prescription and over-the-counter therapeutic drugs and veterinary drugs. Personal care products refer to products used for personal and cosmetic reasons such as soaps, fragrances, and cosmetics. Collectively, these types of pollutants are referred to as PPCPs. PPCPs that are disposed of in septic systems, sewers, or trash have the potential to enter our drinking water and, ultimately, our surface waters. Presently, USEPA has no health standards or guidelines for PPCPs in drinking water and does not require testing.

In 2010, SCWA screened all of their wells for 16 PPCPs and detected Dilantin and Carbamazepine. However, the noted compounds were not found in the wells of Southold Town 2010 or 2011.

Objective 2.9

Work with regulatory agencies to reduce pesticide and herbicide use on residential properties.

SCDHS classifies pesticides as insecticides, herbicides, and fungicides used to kill or control insect pests and nuisance vegetation that affect crops, turf, residential lawns and gardens, homes, pets, and people.

The Planning Board and the Board of Trustees strive to reduce turf areas through site design. In sensitive areas, non-disturbance buffers are often established to reduce turf areas and the use of pesticides and herbicides to protect surface water bodies; however, impacts to surface and groundwater still occur from pesticide and herbicide use. The Town should work with regulatory agencies in the development and dispersal of Best Management Practices for pesticide and herbicide use in Town.

Objective 2.10

Work with regulatory agencies and the golf course industry to reduce fertilizer, pesticide, and herbicide use in property management.

Golf courses use significant amounts of fertilizers and, in some instances, pesticides and herbicides. Suffolk County is working with Cornell University and Cornell Cooperative Extension to reduce nitrogen loads from East End golf courses through the development of Best Management Practices to maintain nitrate levels in groundwater at less than 2 mg/L. The use of Best Management Practices to reduce the application of pesticides and herbicides should also be developed.

Objective 2.11

Continue to purchase open space to achieve groundwater and surface water resource protection.

The purchase of open space for groundwater and surface water protection is one of the most effective tools available. Since 1983, the Town has been active in the purchase of open space properties for many uses including groundwater protection. In addition to the program, the Town's subdivision regulations require that wetlands be set aside as unbuildable land, and that

a minimum of 60 percent of the buildable land area be preserved as open space if the parcel is over seven acres. The Town, Suffolk County, and other agencies continue to purchase open space for many functions and values including groundwater recharge.

- A |** Develop an Open Space Valuation Index to evaluate parcels for groundwater (and surface water) quality protection and supply among other ecological benefits.

Assessing the functions and values of open space parcels is challenging. As the inventory of parcels for purchase increase, the funding available to purchase such parcels has decreased. To assist the decision-makers in assessing the functions and values of a parcel, it is recommended that the Town develop a parameter-driven valuation index to assess the public and ecological benefits of each parcel proposed for open space purchase.

🎯 Objective 2.12

Develop and apply land use tools to preserve Plum Island water quality in the aquifer.

Consider establishing a Groundwater Conservation District on Plum Island to serve Southold Town's water supply needs in the future. Under the current ownership, Plum Island water resources are a public asset and management strategies to preserve the quality and volume of groundwater should be developed for potential future public use.

🎯 Objective 2.13

Support SCWA's Groundwater Guardian Program.



The Groundwater Guardian Program is an international effort by the Groundwater Foundation to educate the public about the value of groundwater. Team members of the Groundwater Guardian Program include SCWA, Citizens Campaign for the Environment, The Long Island Farm Bureau, Stony Brook University, and The Scotts Miracle-Gro Company. Team activities focus on awareness campaigns, pollution prevention,

conservation, public policy initiatives, waterway cleanups, and Best Management Practices.⁴

🎯 Objective 2.14

Work with regulatory agencies and institutions to reduce nitrogen and phosphorous loads to groundwater due to residential fertilizer.

Both the Long Island Sound and Peconic Estuary have experienced detrimental changes from increased nutrient loads to ground and surface waters. In the Long Island Sound, and more recently in the Peconic Estuary, low dissolved oxygen (DO) conditions (hypoxia) develop due to excessive levels of nitrogen (N) and phosphorous (P). Hypoxia is a result of planktonic algae blooms that feed on the nutrients. The algae die and settle to the bottom of the water body then decay, using up DO in the process. The oxygen levels frequently fall below the levels necessary to sustain life and often results in fish and shellfish die offs. Correspondingly, the planktonic algae is also toxic to shellfish and finfish in high densities; this also often results in the death of species.

This problem is not limited to current events. To address the water quality problems in the Long Island Sound, in 1985 USEPA created the Long Island Sound Study (LISS) in partnership with the Connecticut Department of Environmental Protection (CTDEP) and NYSDEC. Years of research, monitoring, and modeling helped the LISS to identify nitrogen sources in the Long Island Sound and the levels of nitrogen control necessary to improve DO levels and meet water quality standards. The analysis led to the adoption of a 58.5 percent nitrogen reduction goal by 2014 to reduce the extent and duration of hypoxic conditions in the Long Island Sound.

In the Peconic Estuary, after atmospheric deposition, groundwater is estimated as the second largest external source of nitrogen, totaling 41 percent of the total nitrogen load. Groundwater and other nonpoint sources are the primary contributors to water quality degradation of the Peconic Estuary, thereby contributing to algal blooms and hypoxia (SCCWRMP). In 2001, the Peconic Estuary Program adopted the Comprehensive Conservation and Management Plan (CCMP) for the estuary. The plan includes a Nutrient Management Plan that establishes goals and objectives to better manage nitrogen in the estuary.

⁴ See https://www.scwa.com/environment/become_a_groundwater_guardian/.

Recognizing the problem of nitrogen and nitrates loading in ground and surface waters, the Suffolk County Legislature established a goal of reducing fertilization in residential areas by 10 to 25 percent, and passed Local Law 41-2007 to reduce nitrogen pollution countywide. The law states that “the quality of our water should be considered a higher priority than the aesthetics of lawns, and those high maintenance lawns require more nitrogen and are more likely to leach excess nitrogen, so that high maintenance lawns should be discouraged.”

Correspondingly, in July 2010, New York State adopted the Dishwasher Detergent and Nutrient Run-off Law to reduce phosphorus loading to its ground and surface waters. On August 14, 2010, the law prohibited the sale of newly stocked, phosphorus-containing dishwasher detergents for household use. On July 1, 2013, the law also prohibited the sale of phosphorus-containing dishwasher detergents for commercial use. The law defines a commercial establishment as “commercial establishment means any premises used for the purpose of carrying on or exercising any trade, business, profession, vocation, or commercial or charitable activity, including but not limited to laundries, hospitals, and food or restaurant establishments.” More information on the law can be found at the NYSDEC website (<http://www.dec.ny.gov/chemical/74885.html>).

A | Develop education programs that discuss the impacts on surface and groundwater of residential fertilizer use and household products that end up in the septic system.

Use public service announcements and town media channels and brochures to educate the public about the effects of the use of consumer products on water quality. Include education about existing regulations.

- Lawn fertilizers containing phosphorus are prohibited, except for establishment of new lawns, or if data confirms that phosphorus is required.
- Application of lawn fertilizers on impervious surfaces is prohibited.
- Application of lawn fertilizers are prohibited within 20 feet of a surface water body except in cases where a vegetative buffer of 10 feet or more exists, or special application techniques are employed.
- Application of fertilizer between December 1 and April 1 is prohibited state-wide.

- Require a maximum of 1lb per 1000 sq. ft./per year of turf application rate.
- Phosphorus-containing dishwasher detergents for household use are prohibited.
- Continue to include nitrogen and phosphorus Best Management Practices in subdivision covenant and restrictions.
- Require the use of native, drought-tolerant vegetation in landscaping.
- Maximize widths of non-fertilized, vegetated buffers on parcels adjacent to water bodies to minimize turf area and improve water quality protection.

🎯 Objective 2.15

Continue to support education programs that achieve agricultural nitrogen load reductions, to include promoting agricultural Best Management Practices, expanding Agricultural Environmental Management (AEM) strategies, and promoting organic farming, among other initiatives.

The application of fertilizer and pesticides are necessary in crop farming, a staple in the Town’s economy.



Farm in Cutchogue

In addition to on-site wastewater systems, agriculture remains a source of nitrogen loads to the aquifer. The type of agriculture affects the resulting groundwater nitrate level, since nitrogen loading can vary considerably depending on crop-specific fertilization requirements. The data shows average nitrogen concentrations in groundwater for row crops at 13.4 mg/L and average nitrogen concentrations in groundwater for vineyards at 5.1 mg/L (SSWRMP).

The same plan indicates that crop type also has a significant impact on the type and volume of pesticides that are observed in down gradient groundwater. In a past report entitled “Water Quality Monitoring for Pesticides in Nassau & Suffolk County, Vineyard

Monitoring Draft Report 2003-2006 (SCDHS),” the fungicide Metalaxyl used on grapes was the most frequently detected compound in monitoring wells. In addition to the low levels of registered pesticides that were detected, low levels of historically applied pesticides and pesticide-breakdown products not associated with vineyard applications were also reported, including Metolachlor, Alachlor, and Aldicarb. It is important to note that many of the pesticides and pesticide-breakdown products detected have been banned in Suffolk County for decades, but are still present in the aquifer system due both to their solubility and persistence in the environment.

Agricultural Stewardship Programs are currently implemented by Suffolk County and the Cornell Cooperative Extension of Suffolk County to improve agricultural Best Management Practices by reducing the amounts of nitrogen and pesticides reaching ground and surface waters. More than 100 local vegetable, nursery, sod, fruit farms, and vineyards are participating in a tiered strategy of AEM practices. The Agricultural Environmental Stewardship 5-Year Program goal is to significantly reduce nitrogen leaching and run-off. More information on the New York State AEM program can be found at <http://www.nys-soilandwater.org/aem/index.html>.

- **Responsible Parties:** Southold Town Board, Town of Southold Water Quality Protection Committee, Fisher Island Water Works, Town of Southold Planning Department, Town of Southold Land Preservation Department
- **Possible Partnerships:** Suffolk County Water Authority, Suffolk County Department of Health, New York State Department of Environmental Conservation, National Oceanic and Atmospheric Association, U. S. Environmental Protection Agency and other non-governmental agencies

Surface Water

All of the Town’s coastal waters are assigned a classification by NYSDEC based on best usage of a particular water body. The classifications set attainment goals and discharge standards for point sources, but do not necessarily indicate existing water quality conditions. Most coastal waters in the Town are classified as SA. The SA designation indicates that the primary use of the water body is shell fishing for market purposes, primary and secondary contact recreation, and fishing. These waters are suitable for fish propagation and survival (LWRP). By classifying waters as SA, NYSDEC has

set a management goal to achieve a level of water quality capable of supporting shellfish harvesting. This does not imply that waters so designated are always considered harvestable. Although much of Southold’s coastal waters are classified as SA, many of these same water bodies are not certified for direct market harvesting of shellfish due to the seasonal occurrence of pathogens.



Creek in New Suffolk

The classification is also important from an ecological and economic standpoint because healthy, productive waters support tourism and marine uses. Town departments and numerous organizations work to retain high quality surface waters through local laws, the Local Waterfront Revitalization Program, the Peconic Estuary Comprehensive Conservation and Management Plan, and the Long Island Sound Study.

Goal 3: Protect Surface Water Quality

There are many challenges to protecting the quality of our creeks, bays, and other surface waters.

Although today there are more regulations in place for protection of surface waters than in the past, the increased number of potential sources of pollution necessitates a vigilance. The Town’s economy and quality of life are inextricably tied to its coastal waters being clean and productive for many uses including swimming, fishing, shell fishing, and boating.

Objective 3.1

Continue to implement the goals and objectives of the LWRP, Peconic Estuary Program (PEP) CCMP and LISS to address target issues on surface water quality.

The Town Code and LWRP goals and policies support the long-term protection of Peconic Bay, Gardiners Bay, and Long Island and Block Island Sound. Additionally, they reflect existing laws and authority regarding

development and environmental protection, including that of the PEP CCMP and the LISS. Taken together, the goals and policies and their associated standards are used to determine the appropriate balance between development and preservation that will prevent adverse effects on Southold's coastal resources. Southold Town can further these policies through the participation and implementation of the plans. More information on the Peconic Estuary and Long Island Sound Study can be found in **Appendix 4**.

🎯 Objective 3.2

Continue to participate and support the Peconic Estuary Protection Committee to implement the Municipal Separate Stormwater System (MS4) Program.



NYSDEC regulates stormwater discharges in the Town under the New York State Pollutant Discharge Elimination System (SPDES) Permit for Discharges from Municipal Separate Storm Sewer Systems (MS4s) GP-0-015-003 (MS4 General Permit). The MS4 General Permit regulations establish a number of required planning, legislative, and implementation actions that the Town must continue to implement. The program is designed to reduce overall pollutant loads to water bodies. The MS4 General Permit requires that the Town accomplish these efforts based on six Minimum Control Measures: public education and outreach, public involvement, illicit discharge detection and elimination, construction site stormwater control, post-construction stormwater management, and pollution prevention for municipal operations.

The challenges of managing stormwater are complicated and diverse. Infrastructure ownership, age, and funding all pose issues that the Town will need to address as it meets regulations. As sea levels rise, the challenges will become even more difficult.

Recognizing that water quality impairments caused by stormwater runoff can negatively impact living resources, recreational opportunities, water-related businesses, and quality of life in the Town, the Town Board adopted a Stormwater Management Code in 2010.

Since inception, the New York Sea Grant Program and the PEP has spearheaded the formation of a coalition to manage stormwater and meet regulations. This effort led to the formation of the Peconic Estuary Protection Committee in 2015, which includes the New York State Department of Transportation (NYSDOT), Suffolk County, and all of the towns and villages within the Peconic Estuary Watershed. Participation in this coalition has saved the Town money and strengthened its MS4 program through the sharing of information and resources.

It is recommended that the Town continue to participate in the Peconic Estuary Protection Committee, Sea Grant and the PEP to achieve greater understanding of and compliance with the MS4 General Permit requirements, including net reductions in nitrogen and pathogen loading to water bodies and seek state and federal funding for remediation projects.

🎯 Objective 3.3

Increase understanding and awareness of the potential impacts of stormwater pollution and activities that contribute to water quality impairments through public education efforts.

The Town has worked closely with the PEP and other environmental organizations in producing educational initiatives on the impacts of stormwater. The Town will continue to work with the PEP in the development of Best Management Practices to further the MS4 Program and natural resource protection. Best Management Practices will be developed for:

- Development and construction
- Stormwater runoff
- On-site wastewater treatment
- Boats and marinas
- Agriculture
- Protecting groundwater quality

🎯 Objective 3.4

Minimize illicit discharges into surface waters.

Southold Town Code Chapter 236 *Stormwater Management* defines illicit discharge as including but not limited to "discharge of solid waste, human and animal waste, antifreeze, oil, gasoline, grease and all other automotive products, flammable or explosive materials, metals in excess of naturally occurring amounts, whether in liquid or solid form, chemicals not normally found in uncontaminated water, solvents and

degreasers, painting products, drain cleaners, commercial and household cleaning materials, pesticides, herbicides, fertilizers, acids, alkalis, ink, steam-cleaning waste, laundry waste, soap, detergent ammonia, chlorine, chlorinated swimming pool or hot tub water, domestic or sanitary sewage, roof structure runoff, animal carcasses, food and food waste, yard waste, dirt, sand, and gravel. Illicit discharges include any direct or indirect discharge to the MS4, except as exempted in §236-25A (discharge prohibitions) and/or as permitted by the Town.”

The Town has always striven to control and prevent illicit discharges capable of impairing water quality. The Town has made significant advances in water quality protection with the passing of a Stormwater Management Law in 2007 and a revised Stormwater Management Law in 2012. Also in 2012, the Town Board revised Chapter 83 *Animals* to include better management of domestic pet waste. These regulations include Best Management Practices that aim to reduce pollutant loads into water bodies. Efforts to identify and rectify sources of illicit discharges will continue to protect and restore surface waters.

🎯 Objective 3.5

Avoid and minimize non-point pollution of coastal waters.



Parking lot in Mattituck

Non-point pollution is defined as “pollution from any source other than from any discernible, confined, and discrete conveyances and shall include, but not be limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal, residential, commercial and urban run-off sources.” To address non-point pollution, the Town is working to integrate green infrastructure into drainage designs. For

example, the Planning Board is requiring the use of constructed swales and vegetated retention areas to treat stormwater in subdivisions and site plans. In addition, efforts to reduce pollutant loads to coastal waters by managing unavoidable non-point sources and by using appropriate Best Management Practices as determined by use, site characteristics, design standards, operational conditions, and maintenance programs are being implemented.

One of the most influential sub-surface structures that contributes pollutants to surface waters is conventional septic systems. The SCWA indicates that the majority of Suffolk County residents are dependent on these systems to dispose of sanitary waste; however, these systems are discharging nitrogen into the groundwater. In addition, the treatment of PPCPs are becoming problematic in groundwater as a result of their disposal in these systems.

Septic systems are required to be up-graded to newer technology on a case-by-case basis typically prompted by new construction or renovation of structures. Otherwise, septic systems are not generally monitored for proper function, and many substandard systems remain in use. Better management and monitoring of these systems is necessary to minimize impact to ground and surface waters.

Advances in wastewater treatment technology have resulted in a concerted effort to reduce total nitrogen discharged in wastewater to below 19mg/L using Innovative and Alternative Onsite Wastewater Treatment Systems (I/A OWTS). The Town has participated in this effort with SCDHS and encourages the use of these systems. Further, discretionary boards may require the use of the systems where groundwater and surface waters are vulnerable to contamination.

- A |** Avoid non-point pollution by limiting non-point sources capable of entering coastal waters.
- B |** Reduce or eliminate introduction of materials that may contribute to non-point pollution.
- C |** Avoid activities that would increase off-site stormwater run-off and transport of pollutants.
- D |** Retain or establish native vegetation to maintain or provide soil stabilization or filtering capacity in littoral zones.
- E |** Preserve natural hydrologic conditions maintaining natural watercourses and drainage systems where present.

F | Where drainage systems are absent or incapable of handling the anticipated run-off demands:

- 1** | Develop open vegetated drainage systems as the preferred approach and design these systems to include long and indirect flow paths and to decrease peak run-off flows.
- 2** | Use closed drainage systems only where site constraints and stormwater flow demands make open water systems infeasible.



G | Site, upgrade, and manage on-site disposal systems to achieve maximum pollutant control through the integration and required use of I/A OWTS or future technologies that reduce or eliminate nitrogen from wastewater.

- 1** | Allow on-site disposal systems only when impractical to connect with a public sewer system.
- 2** | Protect surface and groundwater against contaminants and other pollutants by keeping septic effluent adequately separated from groundwater.
- 3** | Work with an institution to develop and implement a pilot program whereby waterfront residents can volunteer to have dye tests done on their septic systems to determine if the systems are constructed properly.
- 4** | Require that systems located in critical lands, within the SGPA, or in soil groups with severe limitations for sewage disposal be pumped out once every three years.
- 5** | Require the use of I/A OWTS to achieve the highest level of effluent treatment attainable in new construction projects.

- 6** | Set a benchmark for systems using new technology to less than 5 mg/L of nitrogen located within the Town.
- 7** | Require the use of I/A OWTS to achieve the higher level of effluent treatment attainable on the re-development of parcels.
- 8** | Consider approaching New York State to implement a Personal Income Tax Credit for replacement of a failed cesspool or septic system modeled after The State of Massachusetts Program.

H | Encourage new marina uses to participate in the National Oceanic and Atmospheric Administration (NOAA) Clean Marina Initiative.

The Clean Marina Initiative is a voluntary, benefit-based program promoted by NOAA and others that encourages marina operators and recreational boaters to protect coastal water quality by engaging in environmentally sound operating and maintenance procedures. Marinas that participate in the Clean Marina Program are recognized for their environmental stewardship.

- **Responsible Parties:** Southold Town Board, Town of Southold Planning Department, Town of Southold Board of Trustees, Town of Southold Agricultural Advisory Committee
- **Possible Partnerships:** Town of Southold Stormwater Committee, Suffolk County Water Authority, Suffolk County Department of Health, New York State Department of Environmental Conservation, National Oceanic and Atmosphere Association, U. S. Environmental Protection Agency and other non-governmental agencies

Goal 4: Watershed Management

Continue to proactively assess the impacts of development in each watershed.

The Town is comprised of distinct watersheds. Historically, the Town has addressed land use challenges as they occurred within each watershed; however, in recent years a proactive approach to assess the impacts of development in each watershed has been implemented.

The Town will continue to model, map, and plan each watershed to improve knowledge of existing conditions in each watershed and develop a framework for pragmatic decision-making to address land use

challenges. Within each watershed/sub-watershed the Town will also continue to delineate and map sewer-sheds (an area where stormwater enters one of the Town's stormwater control structures) to comply with New York State MS4 requirements.

Objective 4.1

Update and conduct a needs analysis on the recommendations made in the Mattituck Watershed Study (2009).

Due to the age of the study, it is recommended that a needs analysis be conducted on the recommendations included in the plan to determine applicability and create updated implementation strategies.

Objective 4.2

Continue to implement the Goldsmith Inlet, Hashamomuck Pond, and Jockey, Town, Goose and Richmond Creeks Watershed and Subwatershed Management Plans.

The Town has partnered with the local citizens, Suffolk County, and New York State to fund, assess, plan, and implement a restoration plan that addresses water quality, invasive species, sedimentation, and debris within Goldsmiths Inlet.

In addition, the Town has partnered with the PEP and New York State to create a Subwatershed Management Plan for Hashamomuck Pond. In 2011/2012, three stormwater retrofit projects were constructed to mitigate stormwater impacts to the water body under this plan. The Town will continue to implement the plan and address stormwater control and water quality issues in the watershed.

Objective 4.3

Develop Watershed Management Plans for all remaining watersheds.

The tasks necessary to manage watersheds are complex ranging from land use planning to engineering and community involvement. It is recommended that the Town Board form a Watershed Planning Management Team to oversee implementation and tracking, and indicate how stakeholders and partners will be involved.

Objective 4.4

Limit the potential for adverse cumulative impacts of watershed development on water quality and quantity.

Protect water quality by ensuring that proposed expansion or intensification of existing watershed development results in:

- Protection of areas that provide important water quality benefits;
- Maintenance of natural characteristics of drainage systems, and
- Protection of areas particularly susceptible to erosion and sediment loss.

➤ **Responsible Parties:** Southold Town Board, Town of Southold Planning Department, Watershed Planning Management Team

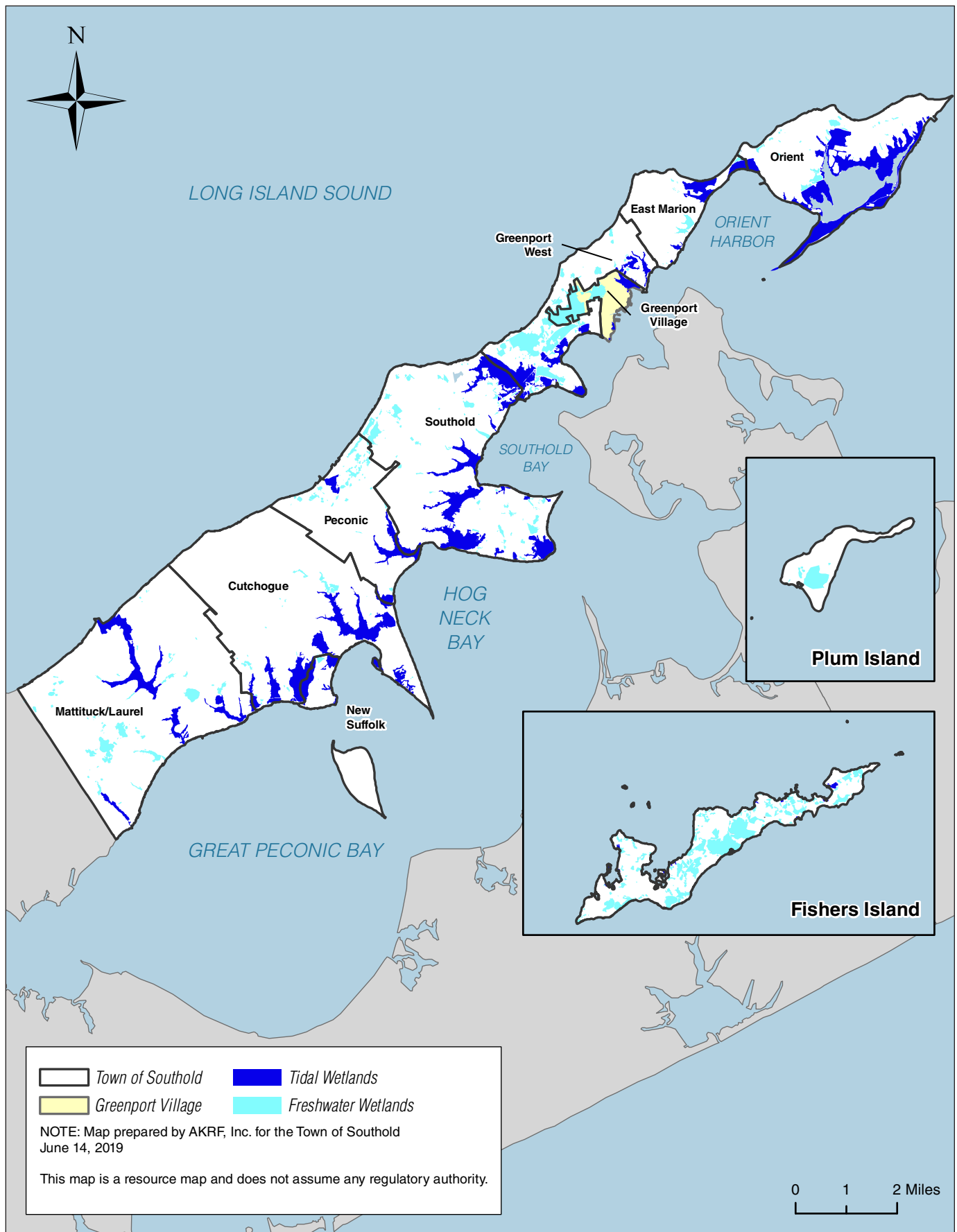
➤ **Possible Partnerships:** Town of Southold Land Preservation Department, National Oceanic and Atmosphere Association, U. S. Environmental Protection Agency and other non-governmental agencies

Goal 5: Freshwater and Marine Habitats

NYSDEC regulates tidal and freshwater wetlands at the state level pursuant to Article 24 and Article 25 of the Environmental Conservation Law.

In addition to State regulations, some of Southold's wetlands are protected under the Federal Clean Water Act, Riverhead Harbors Act of 1899, the U.S. Army Corps of Engineers (USACE) Title 33, U.S. Environmental Protection Agency, Section 404 Permit Program. These wetlands have been identified in the National Wetlands Inventory and can include wetlands as small as one acre. The federal wetlands are defined by three criteria: type of vegetation, period of inundation, and presence of hydric soils, whereas the state-designated wetlands are defined by vegetation only. More information on the Town's classification of wetlands can be found in **Appendix 4**. In 2002–2003 the Town Planning Office mapped both tidal and freshwater wetlands in the Town (see **Figure 6.4**).

Any proposed development activities near these wetland systems require permits from both the NYSDEC Bureau of Environmental Protection (for freshwater wetlands) and the Southold Board of Trustees.

Figure 6.4 Southold Town: Tidal and Freshwater Wetlands

🎯 Objective 5.1

Identify, protect and enhance quality of coastal habitats.

Wetlands within Southold Town are critical natural resources that provide benefits including open space, habitat for fish and wildlife, water quality enhancement, flooding and erosion protection, scenic value, and opportunities for environmental education. Over the years, many wetland areas have been lost or impaired by degradation or functional loss.

Wetlands and their benefits are also dependent on the condition of adjacent lands that provide buffers between wetlands and surrounding uses. Large areas of adjacent lands that previously provided a buffer for wetlands have been physically lost to development or functionally lost through changes in land use, including inappropriate or incompatible landscaping. These losses and impairments to the wetlands and their functions cumulatively have impacted the Town's ecosystem.

Protecting and improving the remaining tidal and freshwater wetlands and restoring lost or impaired wetlands are the most appropriate ways to achieve an increase in quality and quantity of wetlands. Historical losses and alterations, which have occurred in many locations in Southold, present numerous opportunities for restoration.



Goldsmith Inlet

In addition to protecting and improving the Town's wetlands, adjacent lands that provide buffers to wetlands must be maintained and enhanced, and where appropriate, re-established. These buffers are necessary to ensure the long-term viability of the Town's wetlands. Where these lands are in private ownership, educating residential owners as to the long-term benefits of compatible land use and

landscaping techniques will be essential to maintaining the ecological health of some wetland areas.

The Town recognizes the value of wetlands to its ecosystem, its economy, and its aesthetic character. It also recognizes that federal and state regulations concerning wetlands do not fully cover local conditions, and in some cases, are less restrictive than local regulations. The Town Board of Trustees has local expertise in the management of the Town's wetlands and in this capacity espouses a "no net loss" of wetlands policy, as advocated by NYSDEC (LWRP).

- A |** Continue to identify and protect environmentally sensitive wetland and coastal resources, including marine habitats and species on Fishers Island and surrounding waters.
- B |** Develop Harbor Management Plans for town water bodies, update Fishers Island West Harbor Management Plan.

🎯 Objective 5.2

Protect tidal and freshwater wetland habitats.

- A |** Continue to achieve a "no net loss" policy of tidal and freshwater wetlands.

Since 2002, tidal and freshwater wetlands have been mapped at the town level. It is recommended that the wetland map be updated to the greatest extent practicable and that the Town Board and Board of Trustees adopt a "no net loss" of wetland systems. No net loss is a mitigation policy goal aiming to prevent and offset the destruction or degradation of wetlands. Under this policy, wetlands currently in existence should be conserved if possible through a coordinated effort of:

- Wetlands protection
- Creation of new wetlands
- Restoration, enhancement, and management
- Education, research, and information

This policy would apply to the jurisdictional boundary of a wetland system itself, exclusive of the regulatory buffers.

- B |** Develop "Dredging and Spoil Deposition Guidelines" to prioritize and dredge town inlets to allow for critical tidal flushing of water bodies and habitat restoration.

Dredging of water bodies is a necessary event for many of the creeks/harbors to improve access and sustain marine uses that support the local economy.

Responsible dredging is also necessary to support ecological processes in estuarine environments.

Dredging in Southold Town is overseen by USACE, NYSDEC and accomplished in partnership with Suffolk County Department of Public Works (SCDPW). The timing of dredging for most of the Town's water bodies revolves around winter flounder spawning and shorebird migration. Dredging can be conducted when the species have migrated south, usually between September 15 and December 15. The dates are established by NYSDEC for the water bodies.

Dredging in areas not maintained by the federal government or SCDPW must be performed through private contracts. Generally, homeowners' associations or other private individuals retain private contractors to perform the dredging. All dredging actions require approval from the Board of Trustees through the issuance of a permit pursuant to Chapter 275 of the Town Code in addition to applicable state and federal permits.

In response to unsuccessful dredging requests made to NYSDEC and USACE, the Town Board established the Dredging Advisory Committee in 2012 to monitor the process of dredging applications by and to other government entities relative to waterways within the Town and report to the Town Board and Southold Board of Trustees the status of such applications. It is recommended that Dredging and Spoil Deposition Guidelines be developed taking into account available information e.g., the Dredge Site Habitat Assessment (2012) conducted by the Group for the East End.

- C** | Work with SCDPW, NYSDEC and USACE to achieve a more streamlined process for dredging applications.
- D** | Support efforts that study the positive and negative impacts of dredging on marine species.
- E** | Support efforts that study the positive and negative impacts of the placement of dredge spoil on shorebird species e.g., slope of dredge spoil on beach.
- F** | Protect water quality of coastal waters from adverse impacts associated with excavation, fill, dredging, and disposal of dredged material.
- G** | Work with USEPA, USACE, New York State, and other involved parties to immediately cease the dumping of dredge spoil in Long Island Sound/Fishers Island Sound, specifically at the New London and Cornfield Shoals sites.



Long Island Sound Beach

- H** | Provide adequate buffers (in width and composition) between wetlands and land uses and activities to ensure protection of the wetland's water quality, functions, and values.

Vegetated buffers located adjacent to wetlands provide water quality protection and groundwater recharge, reduce amount and velocity of run-off, provide flood and storm surge protection, and wildlife habitat. Vegetated buffer widths from 50 to 100 feet are typically recommended to protect water quality and buffers widths of 100 to 350 feet or more are recommended to provide important wildlife functions.

Buffer widths as proposed in **Appendix 4** assumes that a buffer is vegetated with a native plant community necessary to provide adequate buffer functions. If a buffer (existing or otherwise) is unvegetated, sparsely vegetated, or dominated by invasive species, the buffer should be enhanced with appropriate native species or widened. It is important to note that improving buffer vegetation (species composition and percent cover) is more effective in maintaining and/or enhancing buffer values and functions than widening the buffer. Consequently, the concept of reducing buffer widths in exchange for enhancement through the planting of native vegetation is supported by the best available science and is the most practicable approach for the Town based on the many smaller lots that occur along our shorelines. Recognize, however, that buffers should be designed to achieve the highest level of effectiveness while conforming to the limitations of parcel configuration and use.

- 1** | Design and establish new buffers using existing vegetation (in its natural state) wherever possible, while allowing for appropriate

maintenance. Where no vegetation exists, require re-vegetation of a buffer area with native, drought-tolerant vegetation.

- 2 | Restore degraded buffers through the re-establishment of native, drought-tolerant vegetation.
- 3 | Maintain densely vegetated buffers to achieve high filtration of surface runoff.
- 4 | Provide adequate buffers (in width and composition) to abate storm surge resulting from hurricane/storm events.
- 5 | Amend buffer definitions in the Southold Town Code to achieve consistency between Chapters 275 Wetlands and Shorelines and Chapter 268 Coastal Consistency Review and establish minimum design standards.
- 6 | Partner with local institutions to develop optimum buffer designs to achieve the highest effectiveness practicable.
 - Incorporate a fecal coliform bacteria sand trap in buffer design coupled with high-density vegetation.
 - Incorporate in buffers drought-tolerant, vegetation that waterfowl do not eat.
- 7 | Exempt residential actions from LWRP coastal consistency review that include minimum wetland buffer widths in design, as indicated in **Appendix 4**.

Objective 5.3

Restore tidal and freshwater wetlands habitats to foster their continued existence as natural systems.

The wetlands in Southold Town have experienced and continue to experience impacts from human disturbance. This includes construction of docks and bulkheading, filling and dredging, removal of vegetation, impacts from adjacent land uses, and impacts resulting from recreational activities, such as fishing, hunting, and boating. The degree of impact depends on the nature and scale of human activity within or adjacent to the wetlands (LWRP).

- A |** Restore former wetlands in areas adjacent or contiguous to the site according to the following priorities:
- 1 | Where restoration of former wetlands in areas adjacent or contiguous to the site is not appropriate or practicable, restore former wetlands in close physical proximity and in the same watershed, to the extent possible.

- 2 | Where restoration of former wetlands is not appropriate or practicable, create new wetlands in suitable locations as determined by sediment, exposure, shoreline characteristics, and water regime.

Include consideration of loss of resource values that may exist at the mitigation site.

- 3 | Where wetlands are restored or wetlands created:

- Provide equivalent or greater area of mitigation wetland. Base the actual area of wetland provided on the following factors: characteristics of the mitigation site, proposed wetland creation or restoration methods and designs, and quality of the wetland restored or created relative to the wetland lost.
- Provide equivalent or greater value or benefit to that of the wetland area lost, as defined by class of freshwater wetland, as ranked in 6 New York Codes, Rules, and Regulations (NYCRR) Part 664 or, tidal wetland zones, as described in 6 NYCRR Part 661.
- A lesser area of mitigation wetland may be allowed in cases where the mitigation wetland and its benefits would clearly be a greater value than the wetland lost.
- Guarantee success of the compensatory mitigation. Wetland mitigation is considered successful if functional attributes of the wetland have been reached and maintained, including a plant density that approaches the design density.
- When a series of small, unavoidable wetland losses requires mitigation, combine mitigation projects to create larger contiguous wetland areas whenever the resulting ecological value would be greater than that achieved through pursuing discrete, separate efforts.

Objective 5.4

Promote sustainable use of marine habitats and resources in Southold Town.

- A |** Zone marine underwater lands to insure ecological quality and sustainability of public underwater lands and waters.

- B |** Preserve ecological quality and public access to lands and waters by managing private docks in Peconic Bay and Gardiners Bay.

Private docks that extend into and over public waters hinder and impede public access to waters and along the shoreline. Navigational hazards could also result from docks. Correspondingly, adverse ecological impacts that may occur from private docks include loss of seagrass (Fishers Island) and degradation of water quality.

The Town's goals and policies support the long-term protection with consideration of the economic and cultural associations afforded by Peconic Bay and Gardiners Bay. Additionally, they reflect existing laws and authority regarding development and environmental protection. Taken together, these goals and policies and their associated standards are used to determine the appropriate balance between development and preservation that will prevent adverse effects on Southold's coastal resources. The Town can further these policies through the adoption of technical design standards that prohibit and/or manage the dock structures within these sensitive public areas. Correspondingly, with any effort to minimize impacts from dock structures, it is strongly recommended that the Town develop a Mooring Management Plan for affected waters.

- C |** Preserve ecological quality of public lands and waters by reducing the density of future dock structures in town creeks and/or water bodies through the establishment of common easements and common docks.
- D |** Mitigate impacts to public lands and waters through the establishment of a bottomlands lease fee (e.g., in five-year intervals) for docks located on town bottomlands.

Use fees to establish shellfish spawning sanctuaries/seeding programs and habitat restoration.
- E |** Manage the number of future permanent docks in town creeks using alternative and seasonal moorings.
- F |** Amend the Fisher Islands Harbor Management Plan and Chapter 157 Harbor Management of the Southold Town Code.

This will afford better protection of marine water quality and give the Fishers Island Harbor Committee better tools with which to implement the plan.

- **Responsible Parties:** Southold Town Board, Southold Board of Trustees, Southold Planning Board, Fishers Island Harbor Committee, Dredging Advisory Committee
- **Possible Partnerships:** Town of Southold Conservation Advisory Council, Southold Zoning Board of Appeals, Town Committees, Southold Town Economic Development Committee, Southold Land Preservation Department and Committee, New York State Department of Environmental Protection, U.S. Fish and Wildlife Service, Suffolk County Department of Public Works and other non-governmental agencies

LAND RESOURCES

The historic development patterns of the Town evolved around the vast areas of prime agricultural soils and environmentally sensitive soils.

Historically, residential and commercial development patterns were clustered in the hamlet centers and adjacent to water bodies, allowing for large contiguous areas of farmland. As the population increased, residential and commercial development began to sprawl from the hamlet centers to areas along the main roadways and areas within the watersheds. This expansion, coupled with improved farming technologies, allowed higher crop yields on less acreage resulting in more efficient and smaller farms. Beginning in the late 19th century and continuing to the present, there has been increasing demand for land to build seasonal homes. Farmland was converted to residential uses, which gradually reduced the amount of agricultural soils. Soil conservation practices are imperative if the Town's agricultural uses dependent upon quality soils are to be continued.

The Soil Survey of Suffolk County, New York (Warner et al., 1975) maps and describes soil types found in the Town.⁵ Soils are classified by similar characteristics into soil series, which are in turn grouped into associations. Dominant soil associations within Southold Town include Carver-Plymouth-Riverhead, Haven-Riverhead, and Duneland-Tidal Marsh-Beach Association soils. Soil capability groups, as defined in the 1975 Soil Survey, are used to identify prime agricultural soils and Soils of Statewide Importance within Southold.

⁵ See https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/new_york/suffolkNY1975/suffolk.pdf.

The group identified as Prime Agricultural Soils includes soils with Land Capability Class I and II meaning they have the best combination of physical and chemical properties for the production of crops. Soils included in these classes are:

- Haven loam, 0 to 2 percent slopes, (HaA) - Capability Unit I-1
- Haven loam, 2 to 6 percent slopes, (HaB) - Capability Unit IIe-1
- Haven loam, thick surface layer - Capability Unit IIw-2
- Plymouth loamy sand, silty substratum, 0 to 3 percent slopes, (PsA) - Capability Unit IIs-1
- Riverhead sandy loam, 0 to 3 percent slopes (RdA) - Capability Unit IIs-1

- Riverhead sandy loam, 3 to 8 percent slopes (RdB) - Capability Unit IIe-2
- Scio silt loam, till substratum, 2 to 6 percent slopes (ScB) - Capability Unit IIe-1
- Scio silt loam, sandy substratum, 0 to 2 percent slopes (SdA) - Capability Unit IIw-1
- Scio silt loam, sandy substratum, 2 to 6 percent slopes (SdB) - Capability Unit IIe-1
- Sudsbury sandy loam (Su) - Capability Unit IIw-1

Soils of Statewide Importance include soils in land capability class II and III that do not meet the criteria as Prime Farmland soils. These soils can produce high yields of crops when managed.

GOAL AND OBJECTIVES

Goal 1: Protect Soils and Geologic Features



Objective 1.1

Protect Agricultural Soils from Conversion to Other Land Uses

- A |** Continue to preserve Prime Agricultural Soils and Soils of Statewide Importance for agricultural purposes through land preservation tools.

The preservation of important agricultural soils through the purchase of development rights has been very successful. In most situations, the soils that comprise the property remain intact and continue to be farmed. This program preserves the soils by preventing development other than agriculture from occurring on the parcel.

- B |** Continue to preserve Prime Agricultural Soils and Soils of Statewide Importance through the development design process.

- 1 |** Reduce the loss of Prime Agricultural Soils and Soils of Statewide Importance to development through clustering of residential density.

Through the subdivision design process of clustering, a land use tool that allows the Planning Board to cluster residential lots to a specified area, the Town attempts to avoid areas of prime agricultural soils when locating residential lots. Nevertheless, the subdivision of land still contributes to the incremental loss of viable agricultural soils.

- 2 |** Avoid Prime Agricultural Soils and Soils of Statewide Importance in development to achieve large contiguous assemblages.

- C |** Expand uses on Prime Agricultural Soils and Soils of Statewide Importance that will not decrease the productivity of such soils.

The preservation of prime agricultural soils in Southold has been largely attributed to the continued practice of farming; however, as farming practices evolve, the Town must adapt and expand the types of permitted uses and opportunities on farmland to promote the continued use of prime agricultural soils by farmers (see Chapter 9, "Agriculture," for related information).

🎯 Objective 1.2

Avoid environmentally sensitive soils in the development design process.

In addition to prime agricultural soils, the Town also contains environmentally sensitive soils typically associated with wetlands and tidal marsh areas. These soils are comprised of 10 soil groups including Atsion, Berryland, Canadice Silt Loam, Muck, Raynham, Scio, Sudbury, Walpole, Wareham, and Tidal Marsh Soils. These soil types have characteristically seasonal high water tables that are indicative of wetland and tidal marsh areas. Large areas of these soils occur in Orient and Greenport. They pose numerous problems when developed, including sanitary system failure and flooding. Development of these areas should be avoided.

🎯 Objective 1.3

Continue to work with the Natural Resource Conservation Service in soil conservation practices.

The Planning Board can request a Soil and Water Conservation Plan for subdivisions and other actions clearing equal to or greater than 10 acres. To accomplish this at little cost to the applicant, the Board refers applicants to the Natural Resource Conservation Service.

🎯 Objective 1.4

Preserve the unique geologic features of the Town through avoidance and/or minimization of impacts from development and natural disasters.



Coastal erosion bluff collapse

Geologic features of the Town include protected natural features such as beaches (including large boulders), bluffs and dunes, and unregulated, but important, natural features such as soils. These features

are threatened on a daily basis from storms, flooding, wind, and erosion. Development of uplands also contributes to loss of these features.

The glacial outwash plain, which makes up approximately 90 percent of the Town's land area, lies directly south of the northern coastal bluffs. This outwash plain has an average elevation of 50 feet above mean sea level and is characterized by low hills and gentle slopes.

Wet, low-lying lands are prevalent adjacent to nearly every creek, inlet, and pond within the Town. In addition, three significant freshwater bodies—Marratooka Lake, Laurel Lake and Great Pond—lie within the Town's coastal area. Saltwater wetlands are prevalent along the edge of Long Beach Bay, the Orient Causeway, and Hashamomuck Pond. Numerous, small, freshwater ponds and wetlands are found behind the bluffs along the Long Island Sound from Mattituck to Orient.

Fishers Island, Robins Island, and Plum Island are the products of the same glacial history as mainland Southold. All are characterized by irregular topography and steep bluffs. Robins Island has inland elevations of up to 80 feet and steep 60-foot bluffs along 75 percent of its coastline. In comparison, Fishers Island is more than seven times as large as Robins Island, and has inland elevations of up to 117 feet, with frequent stretches of steep bluff. The central portion of Fishers Island contains four significant freshwater ponds as well as large expanses of wet, low-lying land (LWRP). Plum Island, with a maximum elevation of 101 feet, contains bluffs, beaches, dunes, and low-lying wetland areas.

A | Avoid significant geologic features through the development design process.

In addition to the State and local regulations that protect protective natural features (beaches, bluffs, and dunes) the Town has adopted a design process that strives to avoid geologic features through the clustering of homes in the subdivision design process.

B | Engineer solutions to protect significant geologic features from loss due to erosion resulting from natural disasters.

Erosion is a natural process; however, the unique geologic features along the coastline such as beaches, bluffs, interdunal swales, and primary and secondary dune systems provide vital protection to structures from storm surge events. In recent years, the intensity of such storms has increased, causing accelerated rates of erosion and loss of the Town's infrastructure and private property. These threats

have prompted the Town's resource management approach to adapt, shifting ideology from reducing areas of hardened shorelines to the need to harden shorelines in critical areas to protect property. The engineering and materials used to harden shorelines has also shifted, focusing on natural materials (boulders or a mix of boulders and vegetation) that are less likely to fail in high-energy storms. The Town will support the design and development of alternative, natural, erosion control structures to mitigate erosion.

- **Responsible Parties:** Southold Planning Board, Southold Board of Trustees
- **Possible Partnerships:** Suffolk County Soil and Water Conservation Service, Town of Southold Land Preservation Department and Committee, Town of Southold Conservation Advisory Council, New York State Department of Environmental Conservation and U.S. Army Corps of Engineers

🎯 Goal 2: Protect Upland Habitats and Trees



Fishers Island Parade Ground⁶

🎯 Objective 2.1

Preserve and manage the Town's grasslands, old field, and woodlands habitats to achieve the highest ecological quality and species diversity.

Southold's diverse upland communities can be generally grouped as follows:

- Woodlands (Mixed Hardwood, Pine, Maritime)
- Agricultural Fields
- Old Field/Grasslands
- Maritime Habitats (Grasslands, Dunes)

The challenges of managing upland habitats include managing user groups, habitat, and wildlife management to deter nuisance animals (deer, geese) and invasive species, sustaining recreation uses, conserving strategic habitat complexes to support protected species, and protecting upland areas for groundwater recharge and water quality buffers.

🎯 Objective 2.2

Protect and restore upland habitat ecological quality by adhering to the following measures:

- A | Retain and add indigenous plants to maintain and restore values of upland ecological communities.
- B | Protect existing indigenous plants from loss or disturbance to the extent practical.
 - 1 | Include the use of suitable indigenous plants in the landscaping plans for new development and in redevelopment projects where loss or disturbance of existing indigenous plants could not be prevented during construction.
 - 2 | Avoid fragmentation of upland ecological communities and maintain corridors to facilitate the free exchange of biological resources within and among communities.
 - Each individual resource area should be maintained as complete contiguous areas to protect the area's natural resource values. Specifically, actions that would fragment the upland ecological community into separate ecological islands should be avoided.
 - Where fragmentation of upland ecological communities has already occurred, the adverse effects of fragmentation can be mitigated by maintaining or providing connecting corridors to allow the exchange of biological resources.
- C | Avoid permanent adverse change to ecological processes that provide values to the residents of the Town and the region. Examples of the natural processes that need to be protected are:
 - Clean recharge of stormwater to the aquifers and surface waters.
 - Natural storm and flood mitigation by maintaining the floodplain and tidal wetlands in the natural state.
 - Maintenance of breeding, nesting, and foraging habitat for wildlife and fish.

⁶ Photo: Jane Ahrens

- D** | Reduce adverse impacts on upland habitats due to development.
- E** | Mitigate impacts of new development where avoidance of impacts is not practicable.

Mitigation includes:

- Avoidance of potential adverse impacts, including:
 - » Avoiding ecologically sensitive areas
 - » Scheduling activities to avoid vulnerable periods in life cycles or the creation of unfavorable environmental conditions
 - » Preventing fragmentation of intact upland habitat areas.
 - Minimization of unavoidable potential adverse impacts, including:
 - » Reducing scale or intensity of use or development
 - » Designing projects to result in the least amount of potential adverse impact
 - » Choosing alternative actions or methods that would lessen potential impact
 - Specific measures designed to protect habitat values from impacts that cannot be sufficiently avoided or minimized to prevent habitat destruction or significant habitat impairment.
- F** | Develop a Stewardship Management Plan for native warm season grasslands on Town-owned land on Fishers Island.

Fort Wright Parade Ground and Airport Property on Fishers Island encompasses 65 acres and contains a rare habitat, the largest assemblage of warm season grasslands within the Town. It is recommended that the Town work with the Fishers Island Conservancy, Habitat Committee, and Fishers Island Ferry District, to incorporate the latest science in further stewardship of the area.

The Ferry District adopted a three-year plan with the following objectives: (i) restoring a grassland habitat that can be managed in a cost-effective way; (ii) increasing the safety of the Airport and Parade Ground by improving aircraft visibility and controlling access to airport runways and Fort Wright concrete structures; and (iii) increasing public access to the improved habitat by enlarging the walking path system throughout the Parade Ground and creating direct access to Race Point.

- G** | Develop Stewardship Management Plans for Town Open Space properties that incorporate these objectives (see Chapter 10, “Land Preservation,” for related information).

Objective 2.3

Preserve and manage individual trees by adopting a Tree Preservation Local Law for the purposes of protecting historic, significant, and scenic trees important to the community.

The woodlands and trees of the Town are valuable. Around the turn of the century, clearing of woodland areas to allow for farming resulted in the loss of many trees. Additional loss occurs from storms, development, and disease. The preservation of existing trees occurs through the purchase of open space, and new street trees are planted through the work of the Southold Town Tree Committee and Planning Board.

The woodlands and trees of the Town are managed by numerous boards, departments, and committees. The Town Code currently contains regulations to prevent the clearing of woodlands and individual trees in numerous sections. The Town of Southold Tree Committee (est. 1987) manages trees on streets and on public grounds and administers the Commemorative Tree Program. The Committee also works to increase awareness of the importance of trees and proper tree care.



In response to residents' complaints regarding the trimming and removal of trees by the electrical utility company, in 2006, the Town worked with the utility to develop and adopted a tree-trimming notification protocol to prevent the clearing of significant street trees. The Town of Southold Tree Committee is actively involved in the management of Long Island Power

Authority's efforts to keep electrical wires free from tree limbs.

- A |** Continue to incorporate existing woodlands and/or individual trees as natural/non-disturbance buffers adjacent to wetlands and water bodies.

Chapters 240 *Subdivision of Land* and 280 *Zoning* establish processes to protect woodlands and tree species during the design of subdivisions and site plans. During the subdivision application process, an Existing Resources Site Analysis Plan (ERSAP) is required. The purpose of the ERSAP is to map existing land features including vegetative types, general cover type, isolated significant trees with a diameter breast height (DBH) in excess of 18 inches, and the canopy line of existing trees and woodlands. Site plans are required to show large, significant trees. The features are then managed and/or preserved through avoidance and/or mitigation in design.

- B |** Continue the tree mitigation bank managed by the Southold Town Tree Committee to allow for donations of trees and/or money for trees to be planted.

Town Code currently requires trees to be planted along streets in new subdivisions and around new parking lots. In numerous cases, the Planning Board will accept existing trees on site in lieu of requiring the planting of new trees. Correspondingly, in areas where trees might be counter-productive, e.g., in agricultural areas, street tree requirements are often waived. The primary purpose of the bank is to replace street trees in hamlet areas and along public roads.

- C |** Strengthen the tree-trimming coordination process between the Southold Tree Committee and NYSDOT, SCDPW, and the Long Island Power Authority to better manage tree-trimming projects and/or the replacement of trees removed along public roadways.
- D |** Implement a native oak and American Beech tree re-planting program.

These tree species are critical for wildlife use and improved biodiversity.

Objective 2.4

Update the tree list in the Town Code to include native, drought-tolerant species.

The planting of street trees is required for every new road created. The Town Code's highway specifications

section lists the 10 species of trees that are acceptable. This list must be updated to eliminate non-native species, notably the Norway maple. The New York State of Environmental Protection Interim List of Invasive Plant Species in New York State identifies the Norway maple as an Invasive Species requiring management (control and eradication). This list should also be reviewed to add more native, drought-tolerant species.

- **Responsible Parties:** Town of Southold Planning Department
- **Possible Partnerships:** Town of Southold Agricultural Advisory Committee, Fishers Island Conservancy, Town of Southold Tree Committee, Long Island Power Authority, New York State Department of Environmental Conservation, U. S. Environmental Protection Agency and other non-governmental agencies

Goal 3: Protect Fish and Wildlife Resources

Southold contains a variety of fish and wildlife resources and the habitats they need to survive, including species that are important to the economy, e.g., shellfish. The U.S. Fish and Wildlife Service (USFWS) and NYSDEC are the two primary wildlife management entities that manage wildlife in the Town. USFWS establishes and maintains the protected species lists and provides many strategies and programs to manage wildlife. NYSDEC manages wildlife under the New York State Fish and Wildlife Management Act that was passed by the Legislature in 1957 for two major purposes:

- To encourage the preservation and development of fish and wildlife resources on privately owned lands and waters.
- To improve public recreational access to these resources.

Both organizations strive to protect the biodiversity of the region, which includes all of the different species of animals, plants, fungi, and even microorganisms living in the state.

The most significant threats to New York's biodiversity include:

- Habitat destruction, alteration, and fragmentation
- The spread of invasive species
- Pollution
- Illegal collection of native species
- Climate change

Locally, the Town's biodiversity faces similar challenges. While pollution has been greatly reduced, pesticides and fertilizers still alter the chemical balance of our ground and surface waters to the detriment of fish and other aquatic life. On land, insect pollinators (many species of bees and butterflies) critical to crop production have also suffered a decline in populations due pesticides and loss of natural habitat (e.g., development and excessive deer herbivory).

In the marine environment, scientists have indicated that warming trends of surface waters have led to the decline of eelgrass beds that previously thrived in Peconic Bay and the Long Island Sound. Climate change is also expected to cause certain species to shift their ranges, with species that cannot move or adapt becoming extinct.

The spread of invasive non-native species has dramatically changed the composition of habitats and wildlife, often reducing or replacing native species populations and decreasing wildlife that relied on the habitats for food and shelter.

One of the most aggressive invasive species in Town is the common reed (*Phragmites spp.*), which often encircles freshwater and brackish systems. The plant is capable of growing into dense monocultures shading out native vegetation.



As the Town's human population increases and wildlife habitat decreases, the need to manage fish and wildlife will become increasingly evident. Wildlife management in the Town is accomplished by several departments and individuals involved in different management approaches. The most successful approach is the acquisition of open space lands to protect quality habitat from destruction. Preventing the development of habitat and the protection of vulnerable species will continue to be a priority of the Town.

On certain Town- and State-owned lands and waters, the Town is active in habitat and species restoration efforts, including funding shellfish restoration efforts, supporting eelgrass protection and restoration efforts, and developing Natural Resource Stewardship Management Plans. Correspondingly, the Town is focusing on managing user groups on Town-owned lands and controlling nuisance species and invasive species to protect remaining habitats.



Aquaculture Cornell Cooperative at Cedar Beach in Southold

🎯 Objective 3.1

Protect and manage sustainable fisheries habitats.

Maintaining a sustainable fishing industry within town waters has become more difficult due to pollution, theft, and inequitable catch limits that vary from state to state.

- A** | Develop a Regional Habitat and Fisheries Management Plan to ensure that commercial and recreational uses of living marine resources in Southold are managed in a manner that accomplishes the following:
- Places primary importance on maintaining the long-term health and abundance of marine fisheries.
 - Results in sustained useable abundance and diversity of the marine resource.
 - Does not interfere with population and habitat maintenance and restoration efforts.
 - Uses best available scientific information in managing the resource.
 - Minimizes waste and reduces discard mortality of marine fishery resources.

- Restricts commercial and recreational activities, including the use of certain gear types, gear sizes, and practices that have negative impacts on marine habitats.
- Encourages water-enhanced and water-dependent economic and recreational activities without destroying or degrading the natural coastal environment.

- B |** Identify areas to establish shellfish spawner sanctuaries in town water bodies to increase bay scallop (*Argopecten irradian*) and American oyster (*Crassostrea virginica*) densities.

A pilot program is recommended in the form of a Town of Southold Spawner Sanctuary Management Plan for the Peconic Bay scallop or American oyster and located in Hallocks Bay, Orient Harbor, Goose Creek, Corey Creek, and Richmond Creek. This program will also further the goals of the Town's LWRP and PEP.

Enhancement of shellfish stocks through a strategic network of "no-take" spawner sanctuaries is essential for effectively restoring Peconic Bay scallops and American oysters, keystone species of the bay. The sanctuaries will increase the spawning stock biomass and should increase the fertilization success of the species. In addition, stocking shellfish is an immediate step toward restoring the planktonic food web and ecosystem function by increasing the benthic filtering capacity in the bay and creeks.

The results of successful implementation will be long-term habitat improvement, improved water quality, restoration of ecosystem function, and enhanced commercial and recreational opportunities.

- C |** Continue to fund and support Hard Clam (*Mercenaria mercenaria*) Seeding Programs.

These programs provide similar benefits to the spawner sanctuaries described above.

- D |** Encourage and continue to support existing and future industries related to fishing and aquaculture, including marine trades, marinas, and marine research, as important business sectors within the Town's economy.

- E |** Work with NYSDEC to explore the installation of an artificial reef to increase commercial fishing productivity.

- F |** Work with NYSDEC to develop alternative shoreline hardening systems to achieve less failure and wood

debris in marine environments following hurricane/storm events.

- G |** Work with NYSDEC and develop partnerships to establish Seagrass Management Areas and Management Plans that sustain remaining eelgrass (*Zostera marina*) meadows and support successful seagrass restoration.

Objective 3.2

Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.

Vulnerable fish, wildlife, and plant species are those species listed by the State as Endangered, Threatened, Special Concern, Exploitable Vulnerable, or Rare. These species are protected by law, and the lists can be found online at the NYSDEC website. The presence of vulnerable species in Southold is assessed during various surveys, including the Audubon Christmas Bird Count and numerous surveys by the Suffolk County Cornell Cooperative Extension and others. The Town's current development review process analyzes individual parcels for the occurrence of protected species by coordinating with the New York State Natural Heritage Program. Often, development areas are designed to avoid potential habitats of vulnerable species.

- A |** Work with federal, state, and county agencies to designate portions of Plum Island, Little Gull Island, and Great Gull Island as a wildlife protection/conservation area for their potential to contain vulnerable fish, wildlife, and plant species and rare ecological communities.

- B |** Protect vulnerable wildlife species using existing species records and field surveys of proposed development sites, at the appropriate times, for the presence of listed species or conditions that meet their habitat requirements:

- Continue to support and broaden the Sea/Shore Bird Monitoring Program using qualified organizations.

Currently, the Town subcontracts with a local qualified organization to monitor and protect vulnerable sea/shore bird species such as the piping plover (*Charadrius melodus*) and tern species.

- Ensure large-scale fence installations (e.g., deer fencing) allow for the movement of vulnerable species including the box turtle and spotted turtle.

The life cycle of many species requires seasonal migration to habitats. For example, the recent

large extent of deer fencing installed in many places in Southold is a cause for concern over potential blockage of turtle migration routes. Deer fencing should be installed with small openings that would allow certain vulnerable species through (turtles or others), but still accomplish the goal of excluding deer.

- C |** Protect vulnerable plant species through the review of existing species records and field surveys of proposed development sites, in the appropriate season, for the presence of listed species or conditions that meet their habitat requirements.
- D |** Restore habitat of critical pollinator species (e.g., bees and butterflies) on Town-owned properties.



- E |** Continue to identify, map, and protect rare ecological communities as critical lands.

The New York Natural Heritage Program ranks each community with a global and state rank based on rarity. The global rank reflects the rarity of the community throughout the world and the state rank reflects the rarity within New York State. These ranks are used by the Town to identify and protect biodiversity during the design phase of development projects, as well as to help target candidate properties for preservation.

Southold Town has begun to identify and map ecological communities to protect the biodiversity of the Town. A comprehensive mapping project will need to be conducted to minimize the loss of these communities. The mapping project will include identified rare ecological communities described in

the 2002 draft version of “Ecological Communities of New York State.” This mapping effort will result in better land use decision making.

- F |** Identify, map, and protect additional significant underwater ecological communities as critical waters.

Similar to our landmass, our waters contain areas of high ecological significance. Federal, state, and local governments and agencies have placed numerous legal designations on our lands and waters to provide land use managers with data that enables better decision-making. In 1992, USEPA designated the Peconic Estuary as a National Estuary, recognizing its important ecological significance. Other designations of town waters include the following:

- USFWS Northeast Coastal Areas Study Ecological Complexes
- New York State Department of State (NYSDOS) Significant Coastal Fish and Wildlife Habitat
- NYSDEC Critical Environmental Areas
- Shellfish Harvest and Seeding Areas
- Peconic Estuary Program Critical Natural Resource Areas
- Estuary of National Significance (Long Island Sound)

A complete discussion on the meaning of each designation is included in **Appendix 4**.

🎯 Objective 3.3

Protect and restore Significant Coastal Fish and Wildlife Habitats.

Southold Town contains 21 Significant Coastal Fish and Wildlife Habitats (SCFWH). These habitats are indicative of high ecological value. To designate a SCFWH, NYSDEC evaluates the significance of coastal fish and wildlife habitat areas; then NYSDOS, following a recommendation from NYSDEC, designates and maps the specific areas. Recent additions to the program include Pipes Cove (2005) and the Goldsmith Inlet and Beach (2005). Southold Town recognizes the importance of protecting and enhancing these valuable habitats. A map showing the areas is included as **Figure 6.5**. A list of the SCFWHs and their narratives can be found at the NYSDOS website at the following address: <http://www.dos.ny.gov/communitieswaterfronts/consistency/scfwhabitats.html>.

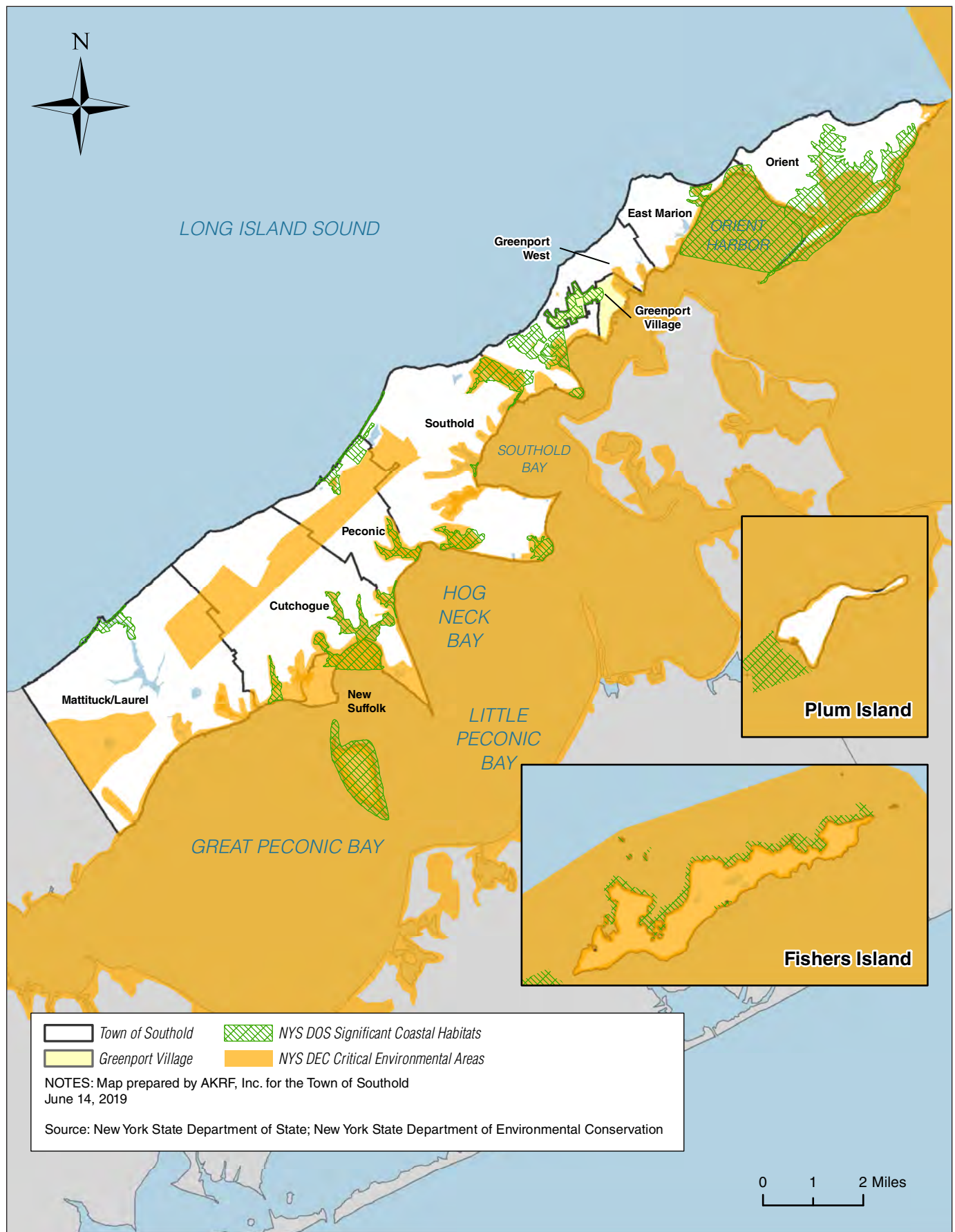
**Objective 3.4****Protect and restore NYSDEC Critical Environmental Areas.**

Southold Town contains 23 NYSDEC Critical Environmental Areas (CEA). To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- A benefit or threat to human health
- A natural setting (e.g., fish and wildlife habitat, forest and vegetation, and/or open space and areas of important aesthetic or scenic quality)
- Agricultural, social, cultural, historic, archaeological, recreational, or educational values
- An inherent ecological, geological, or hydrological sensitivity to change that may be adversely affected by any change

The designations are important in review of development actions because the State Environmental Quality Review Act requires that a potential impact on the environmental characteristics of a CEA must be evaluated. A map showing the locations of CEA and SCFWH in Southold is included as **Figure 6.5**. Detailed maps of each CEA and narratives for them can be accessed at the NYSDEC website at the following address: <http://www.dec.ny.gov/permits/25153.html>.

- **Responsible Parties:** Town Planning Department
- **Possible Partnerships:** New York State Department of Environmental Conservation, U.S. Fish and Wildlife Service, Land Preservation Department, Agricultural Advisory Committee, Stewardship Committee and other non-governmental agencies

Figure 6.5 NYSDOS Significant Coastal Habitats and NYSDEC Critical Environmental Areas

Goal 4: Monitor and Control Nuisance Species

NYSDEC classifies a Nuisance Animal as “a wild animal that is likely to cause property damage or is persistent and perceived as an annoyance. If an animal is not causing any concern, for example, it is simply passing by, is observed only once or twice and does not cause any harm, then it should not be considered a nuisance”. The department defines a Damaging Animal as “a wild animal that damages property, for example, digs up your yard, eats your landscape plants or vegetable garden, kills or threatens your livestock or pets, fouls your lawn, eats the fish in your pond, damages your home, etc.”

The Town does not regulate the taking of nuisance or damaging animals; however, in 2009, the Town formed a Deer Management Taskforce to address the serious health and economic consequences of deer populations.

Deer



Objective 4.1

Manage Whitetail Deer (*Odocoileus virginianus*) populations and work with wildlife management agencies to educate the public on the advantages and disadvantages of deer populations.

Deer overpopulation is a serious problem in Southold, affecting quality of life, the economy, and public health. Concerns include loss of crops, landscaping and gardens, collisions with vehicles, loss of understory in woodlands, and the spread of tick-borne diseases.

In response to these concerns, the Town formed a Deer Management Task Force in 2009 to develop

management practices to address deer overpopulation. The committee implements programs and services and educates the community on deer-related issues through workshops, forums, and written publications. The Task Force also works in conjunction with county and state agencies to develop and co-sponsor programs. The objectives of deer management have evolved into not only managing the species as a nuisance, but also as a vector for tick-borne diseases. One published study has estimated that Lyme Disease alone may cost society over two billion dollars a year. The Whitetail Deer is the keystone host for the tick that transmits Lyme Disease.

A | Provide education to the public on the laws regulating the feeding of deer.

Objective 4.2

Work with organizations and property owners to help assess and control ticks and prevent tick-borne diseases.

The populations of Lone Star Ticks (*Amblyomma americanum*) and Deer Ticks (*Ixodes scapularis*), continue to spread. As tick populations increase, so does disease risk. There are currently 10 known major tick-borne infections in the U.S. that affect humans, most of which are carried by species of ticks that feed on deer.

Geese



Objective 4.3

Manage public properties to achieve a reduction in resident Canada Goose populations.

Canada Geese are a valuable resource that provides recreation to bird watchers and hunters. But in recent

years, gaggles of local-nesting or “resident” geese have become year-round inhabitants, and cause significant problems to recreation areas, athletic fields, and agriculture fields, including crop loss to local farmers (the geese feed on seedlings and cover crops used to preserve soils outside of the growing season). In addition, large numbers of geese contribute to water pollution by elevating fecal coliform bacteria in the water body.

The Town’s current policy toward geese on town land is to integrate into Land Management Plans passive management strategies such as the re-vegetation of areas, which is designed to deter geese from using the space. Future strategies will likely include additional methods as research reveals which are most effective.

🎯 Objective 4.4

Continue to provide education to the public on the advantages and disadvantages of high-density goose populations.

In 2012, the Town Board passed local legislation prohibiting the feeding of waterfowl on Town-owned properties. The law will assist the Town in controlling resident populations and assist with the improvement of water quality efforts. A public education notice should be added to the Town’s website and media channel to disseminate the information contained in the local law.

🎯 Objective 4.5

Work with NYSDEC and USFWS to develop a general permit to allow farmers to conduct controlled year-round hunts on multiple agricultural parcels to prevent crop and cover crop loss.

Canada Geese, including resident gaggles, are protected by federal and state laws and regulations. In New York, management responsibility for Canada Geese is shared by USFWS, the U.S. Department of Agriculture (USDA), and NYSDEC. It is illegal to hunt, kill, sell, purchase, or possess migratory birds or their parts (feathers, nests, eggs, etc.) except as permitted by regulations adopted by USFWS and NYSDEC.

The circumstances when federal or state permits are needed to address a problem with Canada Geese can

be complex; however, NYSDEC provides guidelines for allowing the control of geese by farmers.

Coyote (Fishers Island)



🎯 Objective 4.6

Work with NYSDEC and USFWS to monitor the Eastern Coyote (*Canis latrans*) on Fishers Island

The eastern coyote (*Canis latrans*) is a medium-sized dog-like animal with long, thick fur, usually weighing between 35 and 45 pounds. Their diet consists of berries, insects, and small mammals, including domestic pets. Recently, the animal has been sighted on Fishers Island and the residents are concerned about their pets and the long-term impacts. It is recommended that the Town support a monitoring program of the species on Fishers Island.

- **Responsible Parties:** Town of Southold Department of Public Works, Town of Southold Deer Management Task Force, Agricultural Advisory Committee, Island Community Board (Fishers Island)
- **Possible Partnerships:** Fishers Island Conservancy, New York State Department of Environmental Conservation, U.S. Fish and Wildlife Service, Land Preservation Department

🎯 Goal 5: Monitor and Control Invasive Species

NYSDEC defines an invasive species as “non-native species that can cause harm to the environment, the economy or to human health.” Invasive wildlife, insect, and plant species occur throughout the Town.

🎯 Objective 5.1

Recognize the NYSDEC Mute Swan (*Cygnus olor*) Research Program.

Mute swans are a non-native, invasive species first brought to this country for their aesthetic value from Europe in the late 1800s (NYSDEC). They are a protected species under the New York State Conservation Law. NYSDEC is currently conducting research to assess the impacts of the species on habitats and wildlife to control populations.

🎯 Objective 5.2

Develop an education program prohibiting the introduction, throwing, dumping, depositing, or placing invasive species on/in town land and waters.

Invasive species are species that have been introduced into the Town's habitats (both terrestrial and aquatic). They are adaptable to ecosystems, and in high densities can cause harm to the existing environment and native animal and plant populations. NYSDEC identifies invasive species as the second leading threat to New York State biodiversity.

The Town contains many species of invasive plant species; however, the most problematic are species with aggressive growth habits that displace native habitats or protected species. Landowners frequently seek permits to remove the common reed from their properties. On Fishers Island, residents have become increasingly concerned about the establishment of the common reed, kudzu (*Pueraria lobata*) and Japanese knotweed (*Polygonum cuspidatum*) (Personal Communication). Mile-a-minute weed (*Persicaria perfoliata*) is also becoming more prevalent in Southold.

In addition to terrestrial species, aquatic species have also become problematic, prompting Suffolk County to pass legislation to prevent the spread of invasive, non-native aquatic plants and animals. The law prohibits the introduction, throwing, dumping, depositing, and placing of invasive species in any river, stream, lake, pond, wetland, or stormwater drain, in whatever capacity and for whatever purpose.

In addition, Suffolk County became the first county in New York State to pass a "Do-Not-Sell List" in 2007, stopping the sale of invasive plant species. The law is a major move in the fight against the spread of these species into our lands and waters. The ban on these species became effective January 1, 2009. More

information on the law, along with the list of banned species, can be found on Suffolk County's website.

The Long Island Invasive Species Management Area (LIISMA) website also has more information on local invasive legislation and the scientific ranking system developed to determine analytically whether a species is highly invasive (see http://www.nyis.info/?action=liisma_pages).

🎯 Objective 5.3

Target the removal of invasive species from Town-owned lands to facilitate the re-establishment of indigenous community types when a known population of endangered, threatened, species of special concern, locally rare or unique native species, or ecological community is directly jeopardized.

On Town-owned properties, the introduction of exotic and invasive plants and animals poses a clear threat to native species, integrity of the natural communities and biodiversity.

🎯 Objective 5.4

Encourage Landscaping Best Management Practices to eliminate the use of invasive species.

🎯 Objective 5.5

Continue to educate the public about the benefits of using native species in landscaping.

Include a web page on the Town's website that provides plant species recommended to replace non-native plant species and support native plant use in landscaping through the development of a handout of nurseries that sell native plants as a supplement to town applications.

In addition, as mentioned above in Water Resources, include schematics on the benefits of varying widths and vegetative compositions of vegetated buffers adjacent to water bodies.

🎯 Objective 5.6

Work with Cornell Cooperative Extension of Suffolk County and NYSDEC to provide information on how to control invasive species including Integrated Pest Management (IPM).

A | Provide education on the potential impact of the emerald ash borer (*Agrilus planipennis*) and Asian

longhorned beetle (*Anoplophora glabripennis*) on trees located within the Town.



The emerald ash borer (Agrilus planipennis)

One of the most problematic invasive species threatening ash trees in the Town is the emerald ash borer (EAB), an invasive wood-boring beetle that is native to Asia. The EAB infests and kills North American ash trees, including green ash (*Fraxinus spp*). The EAB's presence has now been confirmed in seven counties across the state and rapidly spreading. More information is available at <http://www.nyis.info/?action=management>.

Similarly, the Asian longhorned beetle is also a threat to trees in the Town. The species has been found to infest and kill trees such as maples (*Acer spp*) and elms (*Ulmus spp*).

Other species that warrant control are the gypsy moth (*Lymantria dispar*) and the hemlock woolly adelgid (*Adelges tsugae*).

🎯 Objective 5.7

Support the Cleaner Greener New York Fighting Invasive Species initiative.

- **Responsible Parties:** Southold Town Planning Board, Southold Land Preservation Department and Committee, Southold Town Department of Public Works
- **Possible Partnerships:** Southold Town Tree Committee, New York State Department of Environmental Conservation, U.S. Fish and Wildlife Service, Suffolk County Department of Public Works and other non-governmental agencies

🎯 Goal 6: Adapt to the Effects of Climate Change and Rising Sea Levels

In 2011, the New York State Energy Research and Development Authority (NYSDERDA) released "Responding to Climate Change in New York State: the Climaid integrated assessment for effective climate change adaptation in New York State (ClimAID)," prepared by Columbia University, the City University of New York, and Cornell University. The ClimAID report provides information on climate change impacts and adaptation for eight identified sectors in New York State including water resources, coastal zones, ecosystems, agriculture, energy, transportation, telecommunications, and public health. The report splits the state into seven regions, with Long Island and New York City being identified as Region 4.

For each region, the report includes observed climate trends and future climate projections. Within each of the eight sectors, climate risks, vulnerabilities, and adaptation strategies are identified with integrated themes of equity, environmental justice, and economics. The findings indicate that climate change will pose significant challenges to land use and natural resources management in the future. Increases in temperature and extreme heat events (heat waves) are expected to occur and will affect the drinking water supply, crop ranges, pest populations, and habits of wildlife as well as prompting a large increase in energy demand. Small changes in precipitation rates, extreme precipitation events, and increased frequency of warm season droughts are also expected to occur. The report indicates that heavy downpours have increased over the past 50 years, and the trend is expected to continue. These downpours cause localized flooding and stormwater runoff, which increases pollutants in surface waters.

Sea level rise, warming waters, and changes in storm patterns will also likely affect our coastal dynamics. The Town has adapted to coastal hazards (storms, tidal surges, flooding, and erosion) throughout time; however, currently an unprecedented high density of residential structures and infrastructure is located in potential hazard areas. Recent storm events have damaged coastal residences, natural features, and public infrastructure in areas of the Town. In 2012,

Hurricane Sandy flooded a large majority of the "A" mapped Federal Emergency Management Agency (FEMA) Flood Zones, including areas never flooded before in recorded history. The A Zone mapped areas are subject to inundation by the 1 percent-annual-chance flood event. This event has resulted in a shift in how the Town approaches the management of development in the coastal zones.

Correspondingly, the most significant challenge to the Town over the next 100 years will be the adaptation to climate change and sea level rise. In "Climate Adaptation Guidebook for New York State" (2011), the authors project that Long Island will experience between a 2 to 5 inch rise in sea level in the 2020s.⁷ With rapid ice melts due to warming trends, the level could rise to 5 to 10 inches. This poses a real risk to the low-lying areas and the natural resources within the Town. Home design and erosion control structures located within these areas will need to be reengineered to adapt to more frequent flooding events.

Southold Town has participated in some sea level rise planning during the 2014 update to the Suffolk County Multi-Jurisdictional Multi-Hazard Mitigation Plan, which contains goals for coastal resilience specific to Southold. See also Chapter 12, "Natural Hazards," which contains related goals and information about planning for sea level rise.

🎯 Objective 6.1

Develop a Coastal Resilience Plan.



Building damaged by Hurricane Sandy

A | Continue to work with NOAA and The Nature Conservancy in the development and application of the Vulnerability Assessment for Coastal Hazards for the Town.

This includes prioritizing parcels for land protection to help achieve coastal resilience by avoiding development in high hazard areas including planning for expected impacts from sea level rise that include:

- Flooding and storm surge impacts. The Town experienced this impact with Hurricane Sandy (2012); as noted above; most of the A mapped FEMA Flood Zones flooded within the Town. Property loss occurred in numerous locations.
- Saltwater incursion into groundwater aquifers will impact ecological function and the ability to provide drinking water. As sea level rises and intrudes into groundwater, wells will fail.
- Groundwater tables will rise, impacting residences in lower elevations, and flooding basements and sanitary and drainage systems. This has serious implications for water quality for both groundwater and coastal bays and estuaries.
- Vegetation changes are also expected to occur with an increase in saturated soils from groundwater favoring wetland species over upland species that require drier conditions. Species composition is also expected to change in the upland habitats with more fast-growing, adaptable species becoming more dominant.
- Salt marshes will continue to disappear and/or migrate inland with sea level rise. Salt marshes provide crucial habitat for fish and wildlife, recreation, and act as a buffer to storm surges. The loss of salt marshes has been well documented by The Nature Conservancy.

The Town has adopted a proactive approach to prepare for hazards recognizing that adapting to these threats is unavoidable. Using tools such as the coastal resilience tool being developed by NOAA and The Nature Conservancy will help town planners consider projections of where and how rising sea level might impact communities as they plan for future development.

B | Continue to implement the goals in the Suffolk County Multi-Jurisdictional Multi-Hazard Mitigation Plan, including goals related to coastal resilience and sea level rise specific to Southold.

⁷ Rosenzweig, Cynthia, et al. "Climate Adaptation Guidebook for New York State," in Responding to Climate Change in New York State: The Climaid Integrated Assessment for Effective Climate Change Adaptation in New York State: Final Report. Annals of the New York Academy of Sciences, Vol. 1244. Blackwell Science Publishers, Osney Mead, Oxford, England: 2011.

C | Identify critical natural defenses to address sea level rise using cost effective natural solutions.

- 1** | Re-assess taking into account sea level rise impacts the purpose and width of buffers in Town Code Chapters 275 and Chapter 111.
- 2** | Re-assess the use of traditional, hardscape shoreline structures versus the benefits of natural, softscape solutions.

Adaptation to coastal hazards has traditionally been undertaken, often unsuccessfully, using shoreline hardening and engineered defenses. The engineered approach must adapt to more long-term and natural solutions. The Nature Conservancy and partners are identifying natural solutions (e.g., green, grey-green) and improving the science of ecosystem-based adaptation from the latest research. Natural solutions may help to counter hazard impacts: binding sediments, attenuating waves, and growing upwards as sea levels rise.

Further discussions on sea level rise and coastal flooding as they relate to public safety and future land use are included in Chapter 3, "Land Use & Zoning," and Chapter 12, "Natural Hazards."

➤ **Responsible Parties:** Southold Planning Board

➤ **Possible Partnerships:** Southold Land Preservation Department and Committee, Southold Town MS4 Committee, New York State Department of Environmental Conservation, Federal Emergency Management Agency, U.S. Fish and Wildlife Service, Suffolk County Department of Public Works and other non-governmental agencies

Goal 7: Conserve Energy

Southold has been on the forefront of the alternative energy movement and has made significant changes to application processes and legislation to integrate renewable energy and energy conservation measures in the Town.

In 2006, the Town Board created the Southold Renewable and Alternative Energy Committee to make recommendations regarding renewable and alternative energy policies and investigate federal, state, and local utility legislation initiatives, incentive programs and grant/loan funding opportunities. The committee also worked with local businesses and landowners, utility companies, and governmental entities to establish a

proactive approach to integrate renewable and alternative energy into land use and building design while educating the public about opportunities. In 2007, the Committee drafted the Small Wind Energy Code permitting wind turbines on agricultural properties greater than seven acres. In 2010, the Town Board adopted dark skies legislation reducing energy consumption town-wide. In 2012, the Committee spearheaded a streetlight retrofit/replacement project.



In addition to legislative efforts, the Town has capitalized on numerous funding programs to purchase alternative fuel vehicles upgrade facilities and equipment, and implement energy conservation measures. Application processes were also changed; at the direction of the Town Board, the Building Department developed a fast track permit process for residential and commercial solar installations.

Currently, due to incentive programs and government support, alternative energy has become available with competitive pricing. The integration of alternative energy uses and cost-saving measures are progressing within the Town. Correspondingly, the Town continues to position itself to capitalize on incentive programs and funding to install renewable energy systems on town property.

Objective 7.1

Continue to improve the energy efficiency of town facilities and fleets.

Several energy upgrades have been made to town buildings in the past. Recently, numerous energy audits have been completed.

Similarly, significant progress in fleet management has occurred with implementation of the Fuelmaster Fleet Management System. The system monitors fuel efficiency in vehicles and identifies which vehicles are inefficient. All of the town vehicles are monitored by the program (except those located on Fishers Island).

- A |** Continue to reduce energy consumption at town facilities.
- B |** Continue to improve efficiency of the Town's vehicle fleet.
 - Continue to replace the Town's current vehicle fleet with alternative fuel vehicles and site alternative fueling stations at town facilities.
 - Find funding to hire a consultant firm to conduct a feasibility study and cost benefit analysis for the Town to transition to alternative vehicle fleet and siting of shared alternative fueling stations at town facilities.
 - Purchase multiple vehicles of the same type for town fleets to improve maintenance and repair costs and efficiency.
 - Consider appointing a part-time fleet manager for all town vehicles.

Objective 7.2

Continue to improve the energy efficiency of new construction and remodeling projects.

- A |** Improve the energy efficiency of new construction and existing building stock through building codes, NYSERDA, and utility company energy-efficiency programs, including the New York Energy Star Program and Long Island Green Homes.
- B |** Evaluate the Long Island Green Homes Program for Consortium participation.

The Long Island Green Homes Consortium is a cooperative effort of seven Long Island municipalities. The goal of the Consortium is to reduce energy costs and usage for Long Island homeowners by helping them get comprehensive home energy audits and make cost effective energy upgrades to their home. Currently, Southold Town is not a member of the Consortium.

- C |** Maintain the most up to date International Building Codes (IBC) and International Energy Conservation Code (IECC) and provide training for town staff to implement.

Objective 7.3

Minimize reliance upon energy through design and new technologies.

- A |** Design subdivisions and site plans for optimum solar orientation and access.

- B |** Encourage developers and residents to orient and design structures to achieve optimum passive solar exposure.
- C |** Protect solar access of all property owners through the establishment of adequate setbacks.
- D |** Encourage the use of geothermal heating and cooling in structure design.

Objective 7.4

Reduce energy consumption through improved communication and collaboration regarding energy issues.

- A |** Provide energy conservation education and awareness in town communications.

Provide energy conservation information on the town website with links to Renewable Energy Long Island, electric company rebates, Energy Efficiency Programs, Economic Development Programs (commercial), NYSERDA, and other energy conservation groups and programs.

- B |** Work with utility companies to provide energy conservation promotional materials to residential and commercial building owners through the Renewable and Alternative Energy Committee.
- C |** Hold periodic public coordination meetings through the Renewable and Alternative Energy Committee to keep people informed of the latest programs offered by the utility companies.

Objective 7.5

Expand renewable energy opportunities that provide direct benefit to citizens, while ensuring quality of life.

- A |** Update Chapter 277 *Wind Energy Code* to address health, safety, and welfare concerns of citizens.
- B |** Amend the Town Code to allow commercial renewable solar energy power generation projects.
- C |** Identify potential parcels for commercial small wind energy systems including parcels on Fishers Island.
- D |** Consider amending the Town Code to expand renewable energy projects for residential use on parcels greater than seven acres in size.
- E |** Encourage and support renewable energy uses on Plum Island that take into account the environmental sensitivity and Atlantic Flyway.

- F |** Work with the Long Island Solar Energy Industries Association (LISEIA) in the development of projects.



- G |** Capitalize on the electrical utility company's Clean Solar Initiative Feed-In Tariff (FIT), New York State's Solar Tax Credit, Federal Tax Incentives, and other incentive programs for the development of commercial renewable energy infrastructure.

Objective 7.6

Protect scenic, natural, and cultural resources while planning for the provision of adequate energy for the future.

- A |** Protect scenic qualities important to the community from public vantage points including New York State Route 25 and Suffolk County Route 48 when locating energy generating equipment/ transmission/facilities.

Mitigate adverse impacts through:

- Supporting innovative designs
- Requiring significant vegetative buffering
- Requiring large setbacks
- Requiring relocation
- Denial

- B |** Protect natural resources and environmental qualities when locating energy generating equipment/ transmission/facilities.

Mitigate adverse impacts through:

- Supporting innovative designs
- Requiring significant vegetative buffering
- Requiring large setbacks
- Requiring relocation
- Denial

- 1 |** Discourage facilities from locating in designated environmentally sensitive areas.
- 2 |** Preclude the potential degradation of coastal resources by locating and constructing new electric energy generating/equipment/transmission facilities so that they would not adversely affect:
 - Commercial navigation
 - Commercial and recreational fishing
 - Agricultural lands
 - Designated SCFWHs
 - Habitats critical to vulnerable fish and wildlife species, vulnerable plant species, and rare ecological communities
 - Important Bird Areas
 - The Atlantic Flyway
 - Wetlands and protected natural features

- C |** Scenic resources (scenic views from State Route 25 and County Route 48)

- D |** Protect historic and cultural resources when locating energy generating equipment/ transmission/ facilities.

Mitigate adverse impacts through:

- Supporting innovative designs
- Requiring significant vegetative buffering
- Requiring large setbacks
- Requiring relocation
- Denial

- E |** Work with energy providers through the specific area planning process to identify appropriate coastal locations for major energy generating equipment/transmission/facilities.

Consider coastal locations where a clear public benefit is established using the following factors.

- There is a demonstrated need for the facility.
- The facility will satisfy additional electric capacity needs or electric system needs.
- Alternative available methods of power generation and alternative sources of energy cannot reasonably meet the public need.
- Upgrades of existing facilities cannot reasonably meet the public need.
- The facility incorporates feasible public recreational uses.

🎯 Objective 7.7

Ensure maximum efficiency when siting major energy generating equipment/facilities.

- A | Achieve maximum transmission efficiency by siting major energy generating facilities close to load centers.
- B | Work with energy providers to co-locate, where possible, facilities such as transmission lines, pipe-lines, substations, and terminals.
- C | Encourage the adoption of designated generation and transmission and facility sites and corridors to protect against incompatible development and to maximize increased capacity.

🎯 Objective 7.8

Work to foster collaborative relationships with energy providers.

- A | Work closely with energy providers during the evaluation of development plans to assess cumulative impacts on energy availability and reliability in the Town.
- B | Coordinate with energy providers in siting discussions to ensure energy infrastructure is adequate to support growth and infrastructure development.
- C | Encourage involvement of energy providers in area planning processes.

🎯 Objective 7.9

Provide information to the community regarding future energy facilities.

- A | Keep up-to-date information about locations of existing and potential new generation and transmission facilities on the town website.
- B | Review development proposals along with short- and long-range plans of energy providers to ensure an understanding of where facilities may be and to keep prospective residents and businesses informed.

🎯 Objective 7.10

Participate in regional energy planning initiatives and programs.

- A | Participate in the Cleaner Greener Communities regional planning efforts.

- B | Consider participating in the Climate Smart Community Initiative and adopting the Climate Smart Communities Pledge.

🎯 Objective 7.11

Improve the efficiency of natural gas in new construction and remodeling projects through education on National Grid programs and incentives.

- Provide links on the Town's website for the incentives and rebate programs offered by National Grid on its Renewable and Alternative Energy Committee website.
- **Responsible Parties:** Southold Planning Board, Southold Energy Committee
- **Possible Partnerships:** The electrical utility company, National Grid, New York State Energy Research & Development, New York State Department of Environmental Conservation and other non-governmental agencies

🎯 Goal 8: Protect and Improve Air Quality



Air pollutants originate from industries that manufacture chemicals and other goods, vehicles, and power equipment, and from energy facilities that burn oil, gas, or coal. Hot summer weather sets the stage for the formation of ozone (O₃) and fine particulate matter (PM_{2.5}), two pollutants of concern for human health. Fish and wildlife show harmful effects from acid rain and mercury in the air. Greenhouse gases (chiefly carbon dioxide) in the air are attributed to changing the world's climate (NYSDEC Website).

Currently, the air quality within Southold Town is considered to be within federal regulatory standards. The Town does not contain large industrial uses that are capable of producing localized threats to air quality. However, regional sources could affect the

Town's populations and/or environments with the right weather conditions.

There are ways that the Town can help to reduce regional air pollution; these include continuing to develop sustainable, energy efficient buildings and grounds, planning for safer pedestrian movement in and around the hamlet centers to reduce vehicle dependency, and improving mass transportation and vehicle efficiency of the town's fleet.

🎯 Objective 8.1

Reduce the production of greenhouse gases.

- A** | Participate in the Cleaner Greener Communities regional planning efforts.
- B** | Support the Complete Streets concept.
Complete Streets are designed and operated to enable safe access for pedestrians, bicyclists, motorists, and public transportation riders of all ages and abilities.
- C** | Reduce reliance on vehicles through the improvement of mass transportation and safe pedestrian traffic controls and sidewalks in hamlet centers.
- D** | Continue to replace town fleet vehicles with alternative fuel, low emission vehicles.
- E** | Continue to replace aging equipment with more energy efficient equipment.

🎯 Objective 8.2

Control or abate existing air pollution and prevent new air pollution.

- A** | Restrict emissions or air contaminants to the outdoor atmosphere that are potentially injurious or which unreasonably interfere with enjoyment of life or property.
 - 1** | Continue to promote the no idling policy for town vehicles.
- B** | Recycle or salvage air contaminants using best available air cleaning technologies.
A strategy to recycle certain types of these contaminants has already been implemented at the Town Landfill in Cutchogue where all appliances containing refrigerants are properly emptied and recycled by a trained, licensed technician (LWRP). Propane tanks and fire extinguishers are also recycled.
- C** | Limit greenhouse gas emissions and other pollution resulting from vehicle or vessel movement or operation, including actions which directly or indirectly

change transportation uses or operation, resulting in increased pollution.

- D** | Limit discharges of atmospheric radioactive material to a level that is as low as practicable.
- **Responsible Parties:** Southold Planning Board, Southold Energy Committee
- **Possible Partnerships:** The electrical utility company, National Grid, New York State Energy Research & Development, New York State Department of Environmental Conservation and other non-governmental agencies

🎯 Goal 9: Continue to Manage Solid Waste and Hazardous Waste

Solid Waste

The Town's solid waste activities on the mainland are managed by three facilities operated by the Town and permitted under NYSDEC's Part 360 Regulations that regulate waste disposal:

- A transfer station for residential and commercial solid waste and recyclables;
- a yard waste compost facility; and
- a construction and demolition (C & D) processing and transfer facility.

All are located in Cutchogue. The Town does not collect residential or commercial waste and relies on private carting companies or residents to deliver waste to the facilities.

The transfer station accepts household and commercial garbage and recyclables, the compost facility accepts all manner of vegetative yard debris (e.g., leaves, brush, and land-clearing debris) for composting, and the C & D facility accepts non-hazardous building materials resulting from new construction as well as demolition activities. The compost facility produces leaf compost and woodchip mulch for public use. The facilities are operated by the Southold Town Solid Waste Management District under the Town's Solid Waste Coordinator.

On Fishers Island, solid waste is managed by Fishers Island Waste Management (FIWM), which runs a transfer and compost facility processing household garbage, furniture, appliances, recyclables, construction waste, and yard and landscaping debris. Hazardous wastes are collected one day a year. Fishers Island's waste is carted to Connecticut; thus, FIWM must comply with both New York and Connecticut laws regarding waste management and recycling.

🎯 Objective 9.1

Continue to manage solid waste to protect public health and control pollution.

- A |** Consider adopting a deconstruction code for the teardown of buildings to improve recycling.
- B |** Consider increasing recycling opportunities for organic materials beyond yard waste at the Cutchogue Facility.
- C |** Perform outreach to improve commercial recycling at the Cutchogue Facility.

🎯 Objective 9.2

Consider appointing a Town Recycling Coordinator to further increase recycling opportunities in Town.

🎯 Objective 9.3

Continue to implement diversified recycling programs.

In 2012 a total of 36,000 tons of incoming waste and recyclables was received, of which 31,000 tons were transferred off site for ultimate disposal and/or recycling. As indicated above, the Town's recycling program is efficient and progressive, collecting and processing 13 products for a total of 13,044 tons in 2012. A table summarizing the types of recyclable materials collected is included in **Appendix 4**.

🎯 Objective 9.4

Plan for proper and effective construction debris disposal prior to undertaking major development or activities generating solid waste by:

- Reducing the amount of solid waste generated by continuing to implement the pay-as-you-throw system.
- Reusing or recycling material.
- Supporting product stewardship efforts whereby manufacturers of items that are hazardous or pose uniquely difficult and expensive disposal or recycling challenges help organize and finance programs to manage those products properly at the end of their useful life. Also known as "extended producer responsibility," this approach to waste management has been adopted for a range of hard-to-manage products such as electronic waste ("e-waste"), rechargeable batteries, paint, pharmaceuticals, mattresses, and other items.

Manufacturers of these and other products have been required, through state legislation across the country (including in New York), to help local governments deal with the unique disposal/recycling issues they pose. Consider supporting product stewardship legislation at the state level, where appropriate, for items requiring substantial, unique, and costly end of life management efforts.

- Using approved methods endorsed by NYSDEC to dispose of solid waste that is not otherwise being reused or recycled.

🎯 Objective 9.5

Develop an Emergency Waste Disposal Plan to plan for the collection, storage, and disposal of debris and materials from natural disasters.

Such a plan should address issues of collection, storage, and methods of removal (for ultimate disposal) of disaster-related debris. This debris would typically include vegetative matter (trees, stumps, etc.), rubbish (i.e., ruined contents from dwellings), and construction debris from damaged buildings. In addition, any rubbish and construction debris resulting from an emergency situation could contain a hazardous component which must also, in turn, be managed appropriately. Since disposal fees charged to residents have historically been waived for storm or emergency debris, issues resulting from the potential loss of revenue that would normally fund waste management and disposal activities would also need to be considered.

🎯 Objective 9.6

Continue to operate solid waste management facilities to prevent or reduce water, air, and noise pollution and other conditions harmful to the public health.

Hazardous Waste

NYSDEC regulates collection, storage and transport of hazardous waste within the Town through Part 360 permits.

Two types of hazardous waste that occur in town are household and industrial. Household hazardous wastes (HHW) are materials found in residential wastes such as oil-based paints, pesticides, automotive fluids, home hobby chemicals, cleaning products and compact fluorescent bulbs (CFLs). These chemical wastes are accepted free for proper handling and disposal from residents on

four special HHW drop-off days each year and should continue to be handled and discarded with special care.

Industrial hazardous waste is subject to regulations that are more stringent and is not managed by the Town due to regulatory controls. Rather, industrial standards and practices provide appropriate opportunities for this hazardous waste to be handled properly. The Town presents several opportunities to dispose of these substances annually.

🎯 Objective 9.7

Ensure maximum public safety through continued management of household and industrial hazardous waste collection, storage, and disposal.

In 2012, a total of 60 tons of household hazardous waste was collected over four days through the Town's STOP (Stop Throwing Out Pollutants) Program. It is recommended that the Town and Fishers Island Waste Management continue to hold hazardous waste collection days.

🎯 Objective 9.8

Remediate inactive hazardous waste disposal sites.

Future use of a site should determine the appropriate level of remediation.

🎯 Objective 9.9

Prevent and remediate discharge of petroleum products (waste oil) by following methods approved for handling and storage of petroleum products and using approved design and maintenance principles for storage facilities.

🎯 Objective 9.10

Transport solid waste and hazardous substances and waste in a manner that protects the safety, well-being, and general welfare of the public, the environmental resources of the state, and the continued use of transportation facilities.

🎯 Objective 9.11

Site solid and hazardous waste facilities to avoid potential degradation of coastal resources.

Solid and hazardous waste facilities should not be located within the coastal area unless there is a demonstrated need for waterborne transport of waste materials and substances. If the need for a coastal location is demonstrated, preclude impairment of coastal resources from solid and hazardous waste facilities by siting these facilities so that they are not located in or would not adversely affect:

- Agricultural lands
- Natural protective feature areas
- Surface waters, primary water supply, or principal (sole-source) aquifers
- Designated SCFWs
- Habitats critical to vulnerable fish and wildlife species, vulnerable plant species, and rare ecological communities
- Wetlands

➤ **Responsible Parties:** Southold Town Solid Waste Management District, Fishers Island Waste Management District

➤ **Possible Partnerships:** New York State Department of Environmental Conservation



ECONOMIC DEVELOPMENT

June XX, 20XX

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ECONOMIC DEVELOPMENT

The economic outlook for Southold Town is a concern of the community. To retain and enhance the vitality of the downtowns and hamlet centers while avoiding retail sprawl is important. They desire to attract new businesses that will strengthen hamlet centers and provide quality employment, while encouraging an environment that allows existing businesses and jobs to thrive and maintains the uniqueness that is Southold.

This chapter addresses economic development that is appropriate for Southold. The following goals and objectives for the Town are based on extensive community input and consideration of its history, previous economic data collection efforts and development initiatives, changing demographics and the socio-economic status of residents, an inventory of its businesses, and other factors that affect its economy. The appendix to this chapter, **Appendix 5**, is available for further insight into how these goals and objectives were formulated. **Appendix 5** illustrates the economic chapter methodology and includes the review of past planning and economic development initiatives, a business inventory, an industry profile, updated in 2012, and a leakage analysis.

Background

Previous planning efforts in Southold Town have sought to strengthen the downtown areas and hamlet centers rather than increase the intensity of uses outside of those areas. The rural character and agricultural use of much of its land together with the vitality of the hamlet centers represent the current character of the Town. Industrial land use in the Town is situated either proximate to hamlet areas, or in areas of the Town that provided road and/or rail access as well as an established land use pattern that makes an area appropriate for continued industrial use and expansion.

Industrial and commercial zoning districts provide for important land uses that serve many needs within the community and the region. They are seen as

beneficial because they are essential to a strong tax base for the Town.



Fishers Island Hamlet Center

Commercial/industrial lands result in:

- A higher tax base, which helps support school budgets (approximately 60 percent of the total tax levy is school district taxes);
- Employment creation within the community; and
- Provision of consumer and service business needs within the community.

To determine how the Town's existing zoning could relate to the future potential changes in land use, and in turn, the future of the Town's economy, the Town performed a zoning and buildout analysis for commercial and industrial parcels as a first step. This analysis revealed that the hamlets of Cutchogue, Southold, and Mattituck/Laurel have the highest potential for increasing the amount of commercial/industrial square footages of building area. This topic is described in more detail in Chapter 3, "Land Use & Zoning."

The tax base analysis used to assess the fiscal needs of the Town and its school districts provided a comprehensive look at the existing land uses and tax base, tax rates, budgets, assessed valuation, and other fiscal data specific to school districts and other taxing jurisdictions. This analysis indicated that the Town's tax base appeared

to be sound, with a healthy balance of residential and non-residential uses. Southold Town has established an optimal mix of businesses, and industrially zoned businesses. The analysis also found that it was not likely that

the existing zoning mix would have major implications for the tax base. A reassessment of the tax base is recommended prior to any major changes to the commercial and industrial zoning districts.

GOALS AND OBJECTIVES

Goal 1: Encourage New and Facilitate the Growth of Existing Business Sectors that Pursue Stable and Sustainable Employment

This includes agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based, and the maritime-related industry.



Southold Hamlet Center

Objective 1.1

Support the work of the Southold Town Economic Development Committee to ensure successful implementation of the Town's economic goals and objectives.

Southold Town does not currently have a department with primary responsibility for economic development. As such, it is recommended that the Town continue to support the work of their Economic Development Committee, which is responsible for the successful implementation of the goals and objectives in this chapter of the Comprehensive Plan, as well as other economic development initiatives in the future.

- **Responsible Parties:** Southold Town Board
- **Possible Partnerships:** Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut,

Island Community Board (Fishers Island), Fishers Island Ferry District, Southold Business Alliance, North Fork Promotion Council, Long Island Farm Bureau, Long Island Wine Council, local school districts, local businesses and representatives from a range of industries, and interested town residents, including high school students, and a representative from the Village of Greenport.

Objective 1.2

Develop a formal Business Retention and Expansion Program through town government.

The ability of the Town to retain businesses is often easier than attracting new businesses to town. Town-wide efforts in business attraction and retention should employ a similar focus, and a Business Retention and Expansion Program would set out to accomplish this.

A Business Retention and Expansion Program would seek to identify and understand the issues and obstacles faced by a variety of local businesses in the Town, through a series of detailed surveys, interviews, meetings, and organization of representatives from key business owners throughout the Town. The program will assist in understanding the immediate concerns of local business owners seeking to improve town-wide efforts to retain and encourage growth. Coordination with officials from the Village of Greenport would strengthen this program. Findings would be funneled into an action and implementation plan that focuses on the successful retention of business in town. This program will assist in marketing and attracting new business to town and will allow for an increased provision of stable and sustainable employment opportunities for current and future residents of the Town.

- A | Develop a formal Business Retention and Expansion Program specific to Fishers Island.

The needs of businesses and the local economy on Fishers Island differ greatly from those of mainland Southold. As such, it is recommended that a separate Business Retention and Expansion Program be

developed to address these needs. In addition to the identification of issues and obstacles faced by local businesses and a business needs analysis, this program should include a thorough examination of the types of businesses that can be attracted and retained to the Island that will increase its year-round population.

- **Responsible Parties:** Southold Town Economic Development Committee, Island Community Board (Fishers Island), Southold Town Board
- **Possible Partnerships:** Local high school students, Fishers Island Ferry District, Village of Greenport, Suffolk County Department of Labor, Suffolk County Department of Economic Development and Workforce Housing

Objective 1.3

Strengthen job-training and workforce development

Strengthening job-training and the development of the local workforce is necessary to ensure that residents are trained in the fields that align with the Town's established and emerging business sectors, including agriculture, aquaculture, health care, renewable energy, tourism, and light industrial, retail/service-based, and the maritime-related industry. The difficulty in finding skilled workers makes Southold Town a less desirable place to start or relocate a business. Moreover, the aging workforce within Southold Town raises concerns as to what will happen when veteran workers retire. This potential scenario, combined with the need to reverse the area's "brain drain," could be addressed with an improved job-training and workforce development program that would assist with the provision of stable and sustainable employment opportunities for the diverse base of current and future residents of the Town.

Program curriculum should focus on bolstering skill sets within both the established industries within the Town, as well as the up-and-coming industries that interest the next generation. These include:

- Agriculture
- Aquaculture
- Health care
- Renewable energy
- Tourism
- Light industrial
- Retail/service-based (especially on Fishers

Island, where service-based businesses such as housekeeping, caretaking, and catering comprise the strongest industry)

- The maritime-related industry.

In addition, it is recommended that the program include a branch specific to job placement for high school and college students, with the aim to increase the number of employment opportunities for young people Southold. Such program curriculum—for both adults and students—should include those aimed at both blue-collar and white-collar employment opportunities. Coordination with officials from the Village of Greenport would strengthen these partnerships.

- **Responsible Parties:** Southold Town Economic Development Committee
- **Possible Partnerships:** Local school districts, Village of Greenport, Dowling College, St. Joseph's College, Stony Brook University, Suffolk County Community College, University of Connecticut, Cornell Cooperative Extension, Eastern Suffolk BOCES, Brookhaven National Lab, Renewable Energy Long Island, Suffolk County Department of Economic Development and Workforce Housing, Suffolk County Department of Labor, New York State Department of Labor

Objective 1.4

Support local business through the creation of a Business and Entrepreneurship Center.

There is a need for a place that interested persons and existing businesses could go for guidance in starting/expanding their business in town. A Business and Entrepreneurship Center would serve these needs by assisting local entrepreneurs and small-business owners with successful marketing tactics, business plan preparation, funding sources, incentives, and finding available property in the Town—all of the resources that small businesses require, but have difficulty obtaining on their own.

In addition, the Town should explore whether such a center could be coupled with a business incubator, which would allow new businesses and entrepreneurs to share the costs of space and services. Coordination with officials from the Village of Greenport would strengthen the formation of such a center.

Such a center could also serve as a central location to assist local residents and employers with other resources pertinent to both finding employment and seeking

qualified employees. This would serve to assist seasonal workers, seniors re-entering the workforce, and young people. Furthermore, the center could serve as a location for future job fairs, conferences, and/or seminars dedicated to growing the local employment base.

A Business and Entrepreneurship Center would likely be most efficient by taking the form of a satellite center of another similar and established center on Long Island. When examining a location for the center, it is suggested that the Town consider historic preservation, renovation, adaptive reuse of an existing structure, or sharing space with an existing or vacant community building, such as the Peconic School or the Human Resource Center.

- A |** Continue to coordinate with Southold Youth Bureau and local school districts to create a program for high school students at the Business and Entrepreneurship Center.

Once the Business and Entrepreneurship Center is established, a program specific to the needs and interests of local high school students should be created. Such a program would teach the students about entrepreneurship and business planning, as well as provide mentorship opportunities. This would attract students to learn about the businesses in town, as well as foster additional employment opportunities for them. Such a program could aid in reversing the brain-drain effect by attracting recent college graduates and young professionals back into the Town's diverse workforce.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board
- **Possible Partnerships:** Local school districts, Southold Youth Bureau, Southold Business Alliance, Village of Greenport, Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut, Island Community Board (Fishers Island), an existing Small Business Development Center such as the one at Stony Brook University or Dowling College, Suffolk County Department of Labor, Suffolk County Industrial Development Agency, Suffolk County Department of Economic Development and Workforce Housing, New York State Department of Labor, U.S. Small Business Administration

🎯 Objective 1.5

Add low-impact commercial uses to the parcels fronting the Village Green on Fishers Island to provide increased opportunities for needed goods and services and business opportunities and jobs for local residents.



Fishers Island Village Green

Fishers Island has two “downtown” hamlet centers—one at the area surrounding the ferry terminal and the other along the Village Green. According to island residents, Fishers Island’s Village Green—home to the Post Office, Fire Department, liquor store, Beach Plum, and several seasonal shops—is losing commercial space to residential use.

Over the past few years, several businesses located along or proximate to the Village Green have been sold and converted to residential units. Others have sold their businesses but remained in their homes, in essence converting the unit to one that is strictly residential in use. In an effort to retain the hub of commercial activity along the Village Green, the Town should examine and amend the zoning for permitted uses in this area to ensure that the downtown setting remains viable into the future as a location for the provision of retail goods and services that support Island residents.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Planning Board, Southold Town Board, Island Community Board (Fishers Island)

Objective 1.6

Work with the local chambers of commerce to develop additional incentives and programs to increase membership and active involvement of local businesses.

Local chambers of commerce offer members numerous opportunities and activities including networking, advertising, and marketing; member-to-member discounts; workshops; guest speakers; community events; and for members of the Chamber of Commerce of Eastern Connecticut, access to health care. Membership within the North Fork Chamber of Commerce provides members automatic membership within the North Fork Promotion Council, which provides additional advertising and marketing to local businesses. All member businesses—both on mainland Southold and on Fishers Island—should continue to be informed of available benefits and encouraged to take full advantage of such resources.

While the local chambers provide an important role in the Town's economy, continued efforts should be made to encourage stronger participation and community outreach. The Town should work in concert with the local chambers to develop additional incentives aimed at increasing membership and active involvement.

Objective 1.7

Continue supporting business-education partnerships such as vocational training, job-shadowing programs, internships, and other mentoring programs focused on targeted sectors.

Sectors include:

- Agriculture
- Aquaculture
- Health care
- Renewable energy
- Tourism
- Light industrial
- Retail/service-based
- The maritime-related industries through a partnership between the Southold Youth Bureau and local school districts.

The three mainland high schools have formed a Business Advisory Board that works with local businesses to provide students with career education. In addition to its partnership with Eastern Suffolk BOCES, these programs allow students additional

opportunities to explore careers that interest them through a variety of programs.

- The Southold Youth Bureau should continue to work with both mainland and Fishers Island schools to encourage additional public-private partnerships with town businesses.
- The local schools should work to boost student participation by increasing the number and type of opportunities being offered, e.g., educational and training programs that appeal to the next generation within the targeted industry sectors of agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based (especially on Fishers Island, where service-based businesses such as housekeeping, caretaking and catering comprise the strongest industry), and the maritime-related industries.
- Targeted businesses should include the largest employers, in addition to local farms, fishing industries, marinas, wineries, and/or hospitality, restaurants, banks, automotive repair, electricians, plumbers, HVAC technicians, and other service-based establishments in Southold Town and Greenport Village.

This will increase the likelihood that high school graduates possess the skills needed by employers and industries in town and that they consider returning to Southold upon graduation.

In addition to short-term job-shadowing programs, short- and long-term employment opportunities that match student interests with employer's needs should be explored. Year-round and summer job opportunities should be surveyed within the community and posted within the Guidance Office at each of the high schools. This could in turn foster additional employment opportunities within a variety of local industries for the youth in Southold Town, and may help to reverse the brain-drain effect, giving students another reason to consider coming back to their hometown after graduation.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Youth Bureau, Island Community Board (Fishers Island)
- **Possible Partnerships:** Local school districts, Youth Advisory Council, Business Advisory Board, Village of Greenport, Chamber of Commerce of Eastern Connecticut, Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Suffolk County Department of Labor, Suffolk County Department

of Economic Development and Workforce Housing, New York State Education Department, New York State Department of Labor, Eastern Suffolk BOCES, Cornell Cooperative Extension

Objective 1.8

Seek to reverse the “brain drain” through the attraction and retention of recent college graduates and young professionals to the Town’s diverse workforce.

Overall, the median age of residents of Southold Town is 10 years older than that of the residents of Suffolk County, according to the 2010 U.S. Census. The Town’s large senior population and relatively small population of college-aged persons and young professionals have resulted in the need for the Town to diversify its population for a sustainable future.

- A |** Provide various job opportunities – including entry-level and professional positions – that meet the needs of recent college graduates and young professionals.

It is recommended that Southold Town partner with the Town of Riverhead and the Village of Greenport to create a joint task force to find ways to create a significant number of regional entry-level and professional jobs for recent graduates and young professionals. The task force could survey local businesses—including large employers such as Eastern Long Island Hospital, Peconic Landing, and other businesses that cater to the Town’s aging population, as well as local farms, fishing industries, marinas, wineries, and/or hospitality, restaurants, banks, and other service-based establishments—about their upcoming employment needs, and then work with area colleges and universities—including St. Joseph’s College, Stony Brook University, Suffolk County Community College, and University of Connecticut—to recruit graduates to the East End to fill these positions. This should be revisited on an annual basis to encourage a constant influx of younger residents.

- B |** Ensure an array of housing alternatives—including both affordable and workforce options—that meet the needs of recent college graduates, young

professionals and other members of the Town’s diverse workforce.

A diverse housing stock—both affordable and workforce, rental and owner-occupied—is needed within all parts of Town. Recent college graduates, young professionals, and young families have difficulty affording housing in Southold, which in part has resulted in an invaluable loss of talent, diversity, and resources.

To become a more live-work community (at the time of this analysis in 2011 55.8 percent of residents lived and worked within the Town), the Town must provide housing that accommodates those who wish to live there—especially recent college graduates and young professionals. The 2005 Hamlet Study and the 2007–08 Hamlet Stakeholder Initiatives identified providing affordable and diverse housing as a priority of the Town. Public participation efforts suggested the need for additional affordable and workforce housing in all parts of Town. To do this, the Town will continue to improve its zoning code to provide more flexibility for the creation of affordable rentals and homes, especially in the hamlet centers and HALO zones.

- C |** Create a set of incentives aimed at providing financial assistance for first-time homebuyers.

In addition to the provision of affordable housing options, an alternative solution is to provide incentives for recent college graduates, young families, and others to purchase a home in Southold Town. Such incentives could include easing the tax burden through property tax credits and deductions, a reduced payment for municipal services, legal counsel, and/or a reduction in assessment that would phase out over a short time in exchange for collaborative volunteering efforts with various town committees and/or initiatives.

- Responsible Parties:** Southold Town Economic Development Committee, Southold Town Housing Advisory Commission, Island Community Board (Fishers Island)
- Possible Partnerships:** Suffolk County Department of Economic Development and Workforce Housing, New York State Division of Housing and Community Renewal, Walsh Park Benevolent Association

🎯 Objective 1.9

Ensure the provision of various housing options for the Town's growing senior population.



Founders Village in Southold

As the population in the Town continues to age, resources geared toward a retired population, namely senior housing, will be in demand throughout the community.

A diverse housing stock for senior residents—both rental and owner-occupied, affordable and market-rate, as well as naturally occurring retirement communities—is needed within all parts of Town. Despite the recent construction of Peconic Landing and the operations of other assisted-living communities and skilled nursing facilities that cater to the Town's aging population, there is an unmet need for senior housing, especially affordable options for active senior residents. Many of the Town's senior residents are moving to Riverhead and other places farther west because they are unable to find suitable housing in Southold. In addition, residents of Fishers Island that were formerly provided with housing through their employers are being forced to leave the Island upon retirement, due to a lack of affordable housing options.

The Town should work to ensure that such senior housing alternatives are provided throughout the community. This can be done through the preservation and renovation, reuse or adaptive reuse of historic and vacant structures and the provision of incentives to property owners and local developers who do so. Wherever possible, the Town should target new senior housing within the hamlet centers and HALO zones.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Housing Advisory Commission, Southold Town Senior Services, Human Resource Center, Island Community Board (Fishers Island)

- **Possible Partnerships:** Suffolk County Department of Economic Development and Workforce Housing, New York State Division of Housing and Community Renewal, Suffolk County Office for the Aging, Walsh Park Benevolent Association

🎯 Objective 1.10

Continue to support the arts industry through the provision of live/work space in appropriate areas of the Town.

The arts play a strong role in the history and tradition of the Town's culture and local economy. Artisans, gallery owners, actors, musicians, painters, instructors, and local craftsmen all enliven hamlet centers and enhance quality of life. The Town should ensure the provision of studio space and/or affordable live/work spaces in appropriate areas of the Town. Such space could take the form of studios located above other uses or could be designated vacant buildings converted to studio space and/or business incubators for young artists in the community. This type of development should be targeted to the Town's hamlet centers to increase vitality and the overall strength of the industry in town.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Housing Advisory Commission, Southold Town Board, Island Community Board (Fishers Island)
- **Possible Partnerships:** East End Arts Council, North Fork Promotion Council, Long Island Convention & Visitors Bureau and Sports Commission, Suffolk County Office of Film and Cultural Affairs, Suffolk County Department of Economic Development and Workforce Housing, Lighthouse Works

🎯 Goal 2: Promote Economic Development that Ensures an Adequate Tax Base Without Compromising the Unique Character of the Town

🎯 Objective 2.1

Promote public-private partnerships and ways to improve the quality of life for town residents through all future development initiatives.

Public-private partnerships are agreements between a public agency and a private sector entity that can vastly revitalize communities and their quality of life.

Oftentimes, such partnerships provide improved levels of service and quality of life at reduced cost to town government. Successful partnerships can result in a greater level of public safety, health, educational opportunity, transportation options, infrastructure improvements, and community revitalization.

A good example of a small but successful design-related public-private partnership in Southold Town is the public square between the municipal parking lot and the former Capital One Bank building on Pike Street in Mattituck. This “pocket park” includes landscaping, sitting areas and tables with built-in checker/chess boards. The Town should work with private developers to ensure that these and other features including landscaping, seating areas, sidewalks, and/or pedestrian access are worked into all future developments seeking to locate in Southold.

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Architectural Review Committee, Southold Town Recreation Department, Southold Town Planning Board, Southold Town Board

🎯 Objective 2.2

Determine specific types of retail goods and services, if any, that should be actively sought out through a series of public meetings held by town government.

Differentiate these business sectors between those that can be supported by a year-round population within mainland Southold and Fishers Island.

A leakage analysis (see **Appendix 5**) was prepared that examines consumer spending habits and compares them with sales data of various goods and services to determine whether the demand for various types of retail is met Town-wide and also specifically on Fishers Island. The findings of the leakage analysis revealed that numerous retail goods and services are unavailable or underrepresented within both mainland Southold and Fishers Island. However, given Southold Town’s unique character, most of this underrepresentation is appropriate, particularly that of larger retail stores and warehouse-type stores that are found in abundance within a relatively short drive to Riverhead or elsewhere.

Since the time of the leakage analysis, completed in 2010, online retail stores and home delivery have become much more common, making it convenient

to purchase goods that might be otherwise unavailable in the immediate area. There may be, however, a remaining unmet need for local goods and services that can and should be supplied within Southold Town.

Moreover, while there are dozens of industries, e.g., pharmacies, electronics and appliance stores, and family clothing stores with a strong demand on Fishers Island, and shown as missing on the Island by the leakage analysis, very few of these industries are appropriate for the character of the Island. Furthermore, most of these business sectors would not be able to sustain themselves year-round on Fishers Island. Despite this, island residents indicate that there is a substantial unmet demand for various goods and services among the Island’s year-round population.

In an effort to determine which of these business sectors should be pursued, it is recommended that the Town hold a series of public meetings to gather input from the community. Only those business sectors that are likely to be economically viable year-round and those that fit into the community character of both mainland Southold and Fishers Island should be considered for further business attraction efforts.

A | Create a series of tax, zoning, and infrastructure incentives to encourage all new businesses to locate in the Town’s existing hamlet centers and use existing buildings whenever possible.

In keeping with Southold’s unique character, it is recommended that all new businesses locate in the designated hamlet centers. Not only will this increase the liveliness of Southold’s downtowns, it will help curb sprawl and preserve the open space that is so critical to the Town’s unique character.

In an effort to encourage businesses to locate in the existing hamlet centers, it is recommended that the Town create tax and zoning incentives that will be made available to all businesses wishing to locate downtown, as well as to existing businesses to remain in the hamlet centers. These tax incentives could include PILOT programs, municipal tax exemptions and abatements, expedited review process and waived fees, increased density, coverage of chamber of commerce membership dues, infrastructure improvements, and other incentives deemed appropriate by town government.

In addition, the Town should create alternative incentives aimed at improving public infrastructure that will enhance local businesses in downtown

settings. Incentives such as municipal parking areas, pocket parks, sidewalks, and/or the provision of seating areas would greatly benefit the opportunities for local businesses in town. The Town should work with local realtors to ensure that this information is made available to all businesses expressing interest in locating within the Town.



First Fridays in Mattituck¹

B | Encourage the attraction and retention of locally owned businesses.

Southold has a distinct character, completely unlike on the rest of Long Island. Southold's is a quaint and charming small-town feel composed of working farms, scenic views, commercial nodes, residential neighborhoods, and over 160 miles of shoreline. Many residents have lived in Southold their entire life and take great pride in their communities.

Town residents have indicated that they would rather shop at locally owned stores than at corporate franchises owned by those residing outside of the community. In an effort to keep with this character and the strong neighborhood ties while also keeping revenue streams within the community, it is recommended that town government seek to encourage the location of additional locally owned, "Mom & Pop" establishments during business attraction efforts. This can be done though offering similar incentives to those described in Objective 2-2A., above.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Planning Board, Southold Town Board
- **Possible Partnerships:** Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut,

Island Community Board (Fishers Island), Suffolk County Department of Economic Development and Workforce Housing

🎯 Objective 2.3

Encourage a cluster of light industrial uses at the area surrounding the North Fork Industrial Park and the Cutchogue Business Center within the boundaries of existing zoning.

The area surrounding the North Fork Industrial Park and the Cutchogue Business Center—north of County Route 48 along Depot Lane and Cox Lane—is an industrial hub that is home to many successful manufacturing and production businesses. The hub has the potential to be a center of industrial activity in Cutchogue, due to its strategic location off Route 48, attractive design, and diverse tenants. The North Fork Industrial Park has not yet been built out to its potential, but is an ideal location for new industry related to the production and manufacturing of goods, especially appropriate businesses and complementary uses focused on the targeted sectors of agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based, and maritime-related industries.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board
- **Possible Partnerships:** Suffolk County Department of Labor, Suffolk County Department of Economic Development and Workforce Housing, Suffolk County Industrial Development Agency

🎯 Objective 2.4

Expand and improve infrastructure as appropriate, to serve existing businesses and accommodate new growth.

The 2005 Hamlet Study and the 2007–08 Hamlet Stakeholder Initiatives identified the need to improve various components of the Town's infrastructure, be it access, stormwater drainage, pedestrian resources, and walkable hamlet centers, bicycle paths, and/or an improved public transportation system. Public participation efforts confirmed the need for these infrastructure improvements throughout the Town to better accommodate hamlet center growth and improve circulation for both residents and tourists. The Town should work with Suffolk County and New York State Department

¹ Credit: Times Review Media Group

of Transportation to implement recommended action items outlined in these previous studies.

- A |** As commercial/industrial development occurs in conformance with town zoning, maintain and provide infrastructure in a manner that supports the planned non-residential growth of the Town.

Non-residential growth is needed to maintain economic stability through taxation of uses that create less of a burden on community services, particularly the school districts. The Town's zoning encourages responsible commercial growth in hamlet center areas and limited commercial and industrial growth in areas proximate to major roads.

Support for appropriate growth may be needed as land use proceeds in conformance with the Town's Comprehensive Plan. This could come in the form of promoting municipal parking, sidewalk and pedestrian safety initiatives, appropriate access to public water, town road maintenance, and related infrastructure improvements. Further assistance can be provided by facilitating regulatory programs that support appropriate commercial/industrial growth through zoning, land use incentives, community development activities, and related programs.

- B |** Explore measures associated with increasing the provision of shared services with neighboring jurisdictions as well as businesses within the Town, where available.

The sharing of services is a useful, yet often overlooked tool aimed at increasing the efficiency and effectiveness of municipalities and businesses alike. The sharing of services is already underway in Town, with a prime example being the sharing of police protection between Southold Town and the Village of Greenport. A greater level of inter-agency cooperation would serve to stabilize various components of town government, while saving taxpayer dollars and securing the Town's economic future. Under such an agreement, funding, and resources of a given service—including snow removal, code enforcement, trash collection, controlling storm water runoff, the provision of water and/or sewer services, and maintenance of parks and athletic fields, among others—is shared between two or more parties.

A possible sharing of services could involve the provision of sewer in parts of the Town near the Village of Greenport's boundaries. The Village's

sewer system is the only one in the immediate area, and though operating at only half capacity, it does reach beyond the Village boundaries. It is inappropriate and unrealistic to extend such sewer service throughout the entire Town, given its rural character and cost, both environmental and economic. However, the Town should explore ways to partner with the Village during its current upgrade process. In turn, this would allow for increased economic development opportunities specifically associated with the attraction and/or expansion of key industries in various parts of Town.

Other opportunities for shared services should be evaluated with the Village of Greenport, Riverhead Town, the local school districts, Eastern Long Island Hospital, and other large employers and organizations on the East End.

- C |** Explore the possibility of developing a commuter boat for Fishers Island residents.

Transportation is crucial to economic development on Fishers Island. Fishers Island Ferry provides transportation to and from the Island and New London, Connecticut, but the ferry service tends to cater more to those who do not reside on Island. In addition, this service does not offer a direct route to mainland Southold. Beyond the Fishers Island Ferry, options for residents' access to and from Fishers Island are limited. A commuter boat would present vast opportunities for mainland residents to quickly and directly commute to Fishers Island and vice versa. This would improve the relationship between mainland Town and Fishers Island, while increasing employment, shopping, dining, and other opportunities that are currently not easily accessible to town residents.



Fishers Island Ferry dock

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Highway Department, Southold Town Transportation Commission, Southold Town Storm Water Run-Off Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town Department of Community Development, Southold Town Planning Board, Southold Town Board, Island Community Board (Fishers Island), Fishers Island Ferry District

➤ **Possible Partnerships:** Village of Greenport, Riverhead Town, Suffolk County Department of Economic Development and Workforce Housing, Suffolk County Industrial Development Agency, Suffolk County Transit, Metropolitan Transportation Authority, New York State Department of Transportation, New York State Office of Parks, Recreation and Historic Preservation

🎯 Objective 2.5

Collaborate with other departments and regulatory agencies in the Town to increase the efficiency of the regulatory and enforcement process, including updating the Town Code to reflect the most current land use goals.

A more efficient regulatory process would incentivize local businesses to expand their operations. It would also encourage new business to locate in Southold, providing additional employment opportunities for current and future residents of the Town. In addition, a more efficient enforcement process would contribute to the economic well-being of local businesses. As such, it is recommended that Southold Town government work to improve the regulatory process to achieve the same goals in an efficient manner.

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Architectural Review Committee, Southold Town Building Department, Southold Town Land Preservation Committee, Southold Town Board, Southold Town Planning Board, Southold Town Zoning Board of Appeals, Southold Town Board of Trustees, Island Community Board (Fishers Island)

➤ **Possible Partnerships:** Mattituck Chamber of Commerce; North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut, Suffolk County Department of Health Services, Suffolk County Department of Public Works, New York State

Department of Environmental Conservation, New York State Department of Transportation

🎯 Objective 2.6

Create a set of architectural, landscape and site design standards that reinforce the Town's distinct character to be applied to all new construction and redevelopment projects through the Town's regulatory process.

Appropriate standards allow the Town to shape how a given piece of property is developed, what it looks like, and how it will affect the quality of life of nearby businesses and residences. Design standards offer the Town the ability to assist with the development of attractive buildings, encourage compatibility of building design, increase the streetscape and the overall pedestrian experience, encourage additional investment among existing and potential new business, all while striving to maintain the distinct character of each hamlet center.

A set of standards should be created that address street lighting, signage, streetscaping, colors, pedestrian access, parking, and building materials that reinforce the Town's distinct and rural character. These standards should focus on and complement the unique cultural, recreational, and historic resources found within Southold's communities.

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Architectural Review Committee, Southold Town Planning Board, Southold Town Board

🎯 Objective 2.7

Update the buildout analysis every five (5) years to track the relationship of existing zoning as related to development and the Town's tax base, thus allowing the Town to evaluate whether the zoning supports the goals of viable downtowns and a sustainable tax base while retaining the character of the Town.

The buildout analysis, found in Chapter 3, "Land Use & Zoning," provides a valuable tool to determine the relationship between development potential and existing development on a zoning district basis. Tracking the status of each zoning district and the potential for development in the Town at five-year increments would provide insight into the appropriateness of existing zoning, the need for the purchase of development rights and/or acquisition, and would allow the

Town to make adjustments in programs as needed, based on the status. In addition, a Tax Base Analysis should be conducted prior to any major changes to commercial zoning districts to ensure a sustainable tax base will be maintained.

- **Responsible Parties:** Southold Town Board, Southold Town Planning Board, Southold Town Zoning Board of Appeals

🎯 **Objective 2.8**

Provide findings from the buildout analysis to each of the local school districts so that they may accommodate for such findings in future district planning efforts.

School districts can utilize information from the Comprehensive Plan to factor into their long-range planning efforts. Estimating potential tax revenue and potential schoolchildren generated from future development is important for use in planning to accommodate anticipated growth.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board
- **Possible Partnerships:** Local school districts

🎯 **Objective 2.9**

Strive to maintain and create a healthy environment with a dedication to environmental sustainability through encouraging renewable energy sources and green business practices through town government.

Environmental sustainability strives to meet the needs of today's residents without compromising the needs of future residents. Now more than ever, environmental sustainability is a necessity for the future of Southold.

Over the past few years, Southold has witnessed an increase in renewable energy sources and green business practices, such as biodiesel in home heating. Town residents' desire for renewable energy sources including wind, solar, and others is increasing, in part to help offset the rising cost of energy. As such, the Town should continue to facilitate renewable energy infrastructure and promote the use of renewable energy among businesses and households in Southold.

- A | Mandate that all new Town-owned buildings be developed under LEED guidelines.

Leadership in Energy and Environmental Design (LEED) is an internationally recognized green

building certification system. It verifies that a building is designed, built/retrofitted, operates and maintained using strategies aimed at increasing energy savings, water efficiency, and indoor environmental quality, while reducing carbon dioxide emissions, and improving stewardship of resources and sensitivity to their impacts.

Such buildings are designed to lower operating costs and increase asset value, reduce waste sent to landfills, conserve energy and water, be healthier and safer for occupants, reduce harmful greenhouse gas emissions, qualify for tax rebates, zoning allowances and other incentives, and demonstrate an owner's commitment to environmental stewardship and social responsibility. In an effort to set an example for environmentally responsible development, the Town should mandate that all new Town-owned buildings be developed under LEED guidelines, and strive for certification whenever possible.

- B | Create a range of incentives for commitment of renewable energy sources.

In an effort to further the Town's commitment to renewable energy sources, it is recommended that the Town create a range of incentives for household and commercial use. These incentives could include municipal tax abatements, infrastructure improvements, tax credits for the purchase of energy-efficient products and installation of solar and/or wind-powered energy suppliers, as well as the creation of an annual Town-sponsored program to pick up and recycle old appliances.

In addition, the Town should work with Long Island Power Authority (LIPA), Fishers Island Utility Company, and other energy suppliers and hold an annual seminar, stressing the importance of renewable energy, and providing technical guidance on successful conversion practices, as well as efficiency measures and incentives available to residential and commercial buildings.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Building Department, Southold Town Agricultural Advisory Committee, Southold Town Renewable and Alternative Energy Committee, Southold Town Conservation Advisory Council, Southold Town Board
- **Possible Partnerships:** Long Island Power Authority, Fishers Island Utility Company, New York State Energy Research and Development Authority,

New York State Department of Environmental Conservation, United States Green Building Council

Goal 3: Preserve and Improve the Vitality of Each of the Town's Hamlet Centers and HALO Zones as Walkable Local Business Districts



Main Street in Southold

Objective 3.1

Target new residential and commercial development to the Town's hamlet centers and HALO zones, and encourage infill development, historic preservation, renovation, and adaptive reuse, where possible.

Provide incentives for new development and/or business relocation for the reuse and adaptive reuse of existing structures within the Town's hamlet centers and HALO zones.

New residential and appropriate commercial development should be targeted to each of the Town's hamlet centers and/or the surrounding HALO zones in an effort to curb sprawl and preserve the rural character and valuable open space in other parts of Town. The HALO zones were identified as areas for growth that are based on smart-growth principles (promote walkability, provide a range of housing opportunities, foster attractive communities with a sense of place, and integrate a mix of land uses, among others). Through the careful placement of new residential and commercial development, the Town will assist in curbing sprawl while increasing the liveliness of their downtown centers and preserving the rural character of the Town.

Public participation efforts pointed to the need for the Town to examine ways to reuse existing vacant and/or historic structures instead of building new. Where practicable, the Town should encourage new development to locate in existing vacant or underutilized structures/parcels within the Town's hamlet centers and HALO zones. Incentives to do so could range from chamber membership and short-term tax breaks, to discounted impact fees and expedited permitting, municipal parking areas, pocket parks, sidewalks and seating areas, to tax credits and PILOT agreements, among others.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Housing Advisory Commission, Southold Town Board, Southold Town Planning Board, Island Community Board (Fishers Island)
- **Possible Partnerships:** Southold Town Historic Preservation Commission, Suffolk County Department of Economic Development and Workforce Housing

Objective 3.2

Prepare a list of priority development sites—specifically within the Town's hamlet centers and HALO zones—that qualify for expedited permitting, funding, and incentives.

The Town should prepare a list of available properties to encourage the location of future businesses within existing structures and/or vacant land within the Town. This list should include:

- The acreage of the parcel
- The size of the building where applicable
- Current land use and zoning
- Available infrastructure
- Estimated taxes
- Any other pertinent information
- Vacant lands and vacant buildings in each of the Town's hamlet centers and HALO zones to encourage adaptive reuse
- Historic preservation, renovation, and infill development while avoiding the potential for retail sprawl
- A list of priority development sites that qualify for expedited permitting, funding, and incentives

Once the list is prepared, the Town should share with local real estate agencies and partner with them to encourage development at these sites. It is further

recommended that the Town revisit the list on an annual basis and revise as necessary to accommodate future change.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board, Southold Town Planning Board, Island Community Board (Fishers Island)
- **Possible Partnerships:** Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut, local realtors, local trade organizations

🎯 Objective 3.3

Explore ways to overcome the obstacle of limited sanitary flow credits on individual parcels, in an effort to help businesses and landowners in hamlet centers expand or add accessory apartments.

Suffolk County Department of Health Services (SCDHS) limits the volume of sanitary waste discharged on a given sized parcel of land to 600 gpd/acre (Groundwater Management Zone IV), provided public water is available. SCDHS will permit transfer of sanitary credits that result in no more than double the allowable sanitary flow density, subject to approval of the Board of Review. The Town Code allows this transfer only for housing that meets the Town's guidelines for affordable, and not for an existing business to expand (for example, a restaurant wanting to add more seats). Due to the small size of many downtown parcels, even with double the density they may not be able to meet the flow requirement to add an apartment.

With the advent of innovative alternative on-site wastewater treatments systems (I/A OWTS) becoming acceptable to the SCDHS, there may be opportunities in the future to provide some limited expansion of the amount of density on a parcel for the purposes of providing affordable rentals over commercial uses in the downtown. There may also be an opportunity for existing businesses to be able to expand using these systems; however, in addition to the County allowing it, the Town Code would have to be amended also.

- A |** Commission a sanitary flow analysis for each hamlet center to determine the future potential of sanitary flow credits available in each hamlet.

SCDHS requires that an overall groundwater management plan determine the allowable flow and flow that could be achieved based on transfer

of sanitary credits, provided no significant ground-water impacts would result from the increased density in hamlet to which sanitary flow is transferred. A sanitary flow analysis would determine if sanitary flow credits are available within the hamlet, or if transfer from another part of Town would be needed to increase density. Town flow credits or transfer of flow could be used to increase seats in a restaurant, or add an accessory apartment above a store. This would provide economic stability and growth potential for businesses and landowners, and would provide an opportunity for needed alternative housing options for the Town's diverse workforce.

- B |** Work with Suffolk County Department of Health Services to allow available sanitary flow credits to be transferred over property lines within a hamlet center.

SCDHS regulates transfer of sanitary flow credits. Once a sanitary flow analysis is prepared for each hamlet, coordination with SCDHS would assist in determining what transfer of credits may be possible between parcels within the hamlet center.

When analyzing the potential for such transfer of credits, it is important to remain sensitive to communities with fragile groundwater systems; the use of I/A OWTS would be useful in achieving this goal. This would facilitate the overall objective of allowing businesses and landowners to expand business and housing opportunities in a manner that would benefit the community through hamlet growth. Such benefits include additional jobs, tax revenue, shopping opportunities, business critical mass, and hamlet vitality—as well as needed alternative housing options for the Town's diverse workforce—including smaller accessory apartments providing more affordable housing, “eyes” on the community, and consumer demand within the hamlets.

- C |** Revise Town Code Section 117 Transfer of Development Rights, to allow for commercial uses in hamlet centers to purchase sanitary flow credits from the Town's bank.

Section 117 in the Town Code provides a means for the Town to “bank” sanitary flow credits from acquired lands. Recognizing that expansion of business opportunities within the hamlets has community benefits (as outlined in Objective 3-3B, above), the Town should consider amendment of Section 117 to allow commercial uses to purchase credits from the Town for business expansion. This

would provide revenue back to the Town to fund further open space acquisition, and would advance planning goals of facilitating business growth to achieve economic vitality in the hamlet centers.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board, Island Community Board (Fishers Island)
- **Possible Partnerships:** Southold Town Housing Advisory Commission, Suffolk County Department of Health Services

🎯 Objective 3.4

Evaluate and update commercial zoning district uses and locations in each hamlet to ensure downtowns remain vibrant and uses are consistent with the community character of individual hamlets.

The Town seeks to maintain existing hamlet centers and has taken many initiatives toward strengthening the hamlets by defining these areas and their associated HALO zones through the 2005 Hamlet Study, which involved significant stakeholder input. A review of hamlet areas found that there may be potential for retail sprawl, which is counterproductive to this objective. In Mattituck, it was noted that B business zoning on the western New York State Route 25 approach to the hamlet center allowed general business use, which would potentially detract from the hamlet.

Consequently, the elimination of retail sales and restaurant use from this area were considered more consistent with the goals/objectives of strengthening the hamlet center. Similarly, some areas of industrial zoning were found to be antiquated and consideration of zoning and uses more appropriate to the hamlet was warranted. Review of existing town zoning maps finds that the area east of Cutchogue on State Route 25, and the area north of Southold on Suffolk County Route 48 both have moderately large areas of B zoning that should be reviewed to ensure that the business growth would not detract from these two hamlet centers.

- A |** Consider expanding the types of commercial and industrial zoning districts (and/or allowable or special permit uses), to more specifically tailor the types of businesses to particular areas of the Town, within and outside of the hamlets.

In Mattituck, it was noted that retail and restaurants may not be appropriate for the B business zone. Furthermore, it was noted that a modified B zone for

neighborhood-type uses may be appropriate to apply to certain areas where retail and service uses are appropriate, but a residential character is more in keeping with surrounding areas. This would take the form of the RO zone, but with more allowable uses. Finally, it was determined that certain industries would benefit from the ability to sell products manufactured on site, either by allowing this through zoning or special permit. These types of zoning districts should be considered on a town-wide basis in order to provide a wider range of commercial/industrial districts to fit the needs of certain areas of the Town.



Love Lane in Mattituck

- B |** Promote a blend of commercial and residential use in the HB zoning district; all residential use would create a school district deficit in educating the children that would result from an all-residential scenario, and would also result in a loss of business use in the hamlets within a zoning district specifically created for hamlet businesses.

The HB zone is one of the Town's zoning districts that allow both residential and commercial use. The HB is the key hamlet center zoning district that promotes business uses in a manner that adds vitality and a mix of retail use in downtown areas. If HB zoning became all residential, it would detract from the critical mass of business activity that defines the hamlets. In addition, such an outcome would add schoolchildren and would not achieve a tax positive situation for school districts.

Consideration should be given to promoting residential use above retail stores where sanitary allowable flow and/or transfer of sanitary credit

(within Town only) would allow the requisite density of uses. Business incentives should be used to attract new business to hamlet centers, and overall, a mix of business and residential, favoring business over residential should be achieved.

- C** | Maintain the existing acreages of commercial/industrial land available for development to support the tax base, consumer needs and employment. Adjust more specific areas of the Town with respect to commercial/industrial districts as needed to ensure land use compatibility, while maintaining a net balance of commercial/industrial use potential.

The town zoning maps provide a basis for sound commercial and industrial growth planning in the Town. Review of the zoning maps finds that Marine districts are appropriately located in areas that would promote water dependent and water-enhanced uses. HB zoning is used in hamlet centers, and B business zoning appears in specific locations as appropriate based on transportation access or existing uses. Limited business (LB) is used in targeted areas where appropriate to allow responsible, limited business activity. Residence Office (RO) is targeted for areas on the outskirts of hamlets where there are existing residential and office uses, and further RO activity is appropriate.

The Light Industrial (LI) and Light Industrial/Office (LIO) zones are applied to existing uses where appropriate or are located along transportation corridors (Mattituck on County Route 48; north of Cutchogue on County Route 48 and west of Greenport on State Route 25) and railroad access locations (Mattituck, Peconic, Southold, and west of Greenport). Large, potential growth areas are situated around the town solid waste management facilities and along State Route 25 west of Greenport. Commercial and industrial land use must also be carefully situated in order to not cause land use compatibility issues between adjoining uses and/or create traffic congestion.

These commercial/industrial zoned areas are dispersed throughout the Town in a manner that recognizes the importance of hamlet centers and provides for existing and potential businesses commensurate with Town needs from the business and tax revenue perspectives, while maintaining defined hamlet centers and overall quality of life. As a result, few changes are found to be necessary

other than those noted in Objective 3-4A. It is, however, recommended that the existing acreage of commercial/industrial land be maintained and not reduced, recognizing that minor shifts in types and allowed uses in business zoning districts may be appropriate as noted under other objectives.

- D** | Consider further definition of uses that would likely be successful in fulfilling community needs in order to encourage these uses and provide an optimum mix of land uses toward maintaining the vitality of the hamlet centers.

This chapter is informed by an economic study component referred to as a leakage analysis, which examines consumer spending habits and available goods and services to determine what demand is met or unmet on a Town-wide basis (see **Appendix 5**). There are demands for local goods and services that can and should be supplied locally. Some leakage is appropriate, for example, that of larger retail store sales that can be accommodated in Riverhead, since Southold Town is not appropriate for these types of retail facilities.

The leakage analysis prepared for the Comprehensive Plan provides a valuable tool that enables the Town, chambers of commerce, or individual landowners, investors, and entrepreneurs to identify the types of goods and services that would have the greatest likelihood of success. The existing “business inventory,” in **Appendix 5**, identifies the existing uses within the Town. Comparison of the leakage analysis and business inventory yields information that can be evaluated on a hamlet-by-hamlet basis to further determine supplemental businesses to fulfill unmet demand. Note that the inventory and types of leakage including the role played by online retailers are constantly shifting and should be updated just prior to this evaluation being performed.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Board, Southold Town Planning Board, Southold Town Zoning Board of Appeals, Island Community Board (Fishers Island)
- **Possible Partnerships:** Suffolk County Industrial Development Agency, Mattituck Chamber of Commerce, North Fork Chamber of Commerce, Chamber of Commerce of Eastern Connecticut, private landowners, investors, entrepreneurs

Goal 4: Preserve and Encourage Industries that Support Existing and Future Agriculture and Aquaculture Uses



Objective 4.1

Promote an affordable farmland program to bring new farmers to Southold.

The lack of affordable farmland is the primary issue associated with increasing the agricultural business and bringing new farmers to town. Affordable farmland is necessary to bring the next generation of farmers to Southold, as well as to encourage the diversity for crops that otherwise would be infeasible for a young or second-career farmer. One way to overcome this is through the development of an affordable farmland program.

Peconic Land Trust initiated an “incubator farm” program, where a large plot of land is split; an established commercial farming business leases the majority of the land, and several young and second-career farmers each lease a small one- to three-acre plot. This “incubator” program is beneficial in that it allows young farmers the resources they need—a plot of land, utilities, and other shared resources including knowledge from an established farmer on the premises—without having to take out a mortgage.

It is recommended that the Town work with the Peconic Land Trust and the Long Island Farm Bureau and decide whether to partner with Peconic Land Trust and expand the existing incubator program, or pursue the creation of a similar type of program—whether it be replicating such an incubator farm, or through the creation of a land bank or the leasing of land—to be run by Town government.

In addition to incubator farms, farmland can be made more affordable by narrowing the potential future uses. For example, the Town could pay an extra premium to preserve some farmland specifically for growing food crops, and in turn, that farmland would be more affordable for a farmer who wants to grow food crops.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department, Southold Town Conservation Advisory Council
- **Possible Partnerships:** Peconic Land Trust, Long Island Farm Bureau, Long Island Wine Council, Cornell Cooperative Extension, Farm Credit East–Riverhead Branch

Objective 4.2

Work with the Long Island Farm Bureau, Peconic Land Trust and Cornell Cooperative Extension to create community seminars and events focused on prominent issues including how to start up a small agricultural business and where to go for help or find available resources and land.

The demand for local produce is high. To cater to the growing demand for small agricultural businesses and to increase the supply of local goods, the Town is encouraged to work with the Long Island Farm Bureau to create seminars and events on how to start up a small farm, where to go for help or find resources, available land, and the like. The Town should promote the resources available with the Long Island Farm Bureau and Peconic Land Trust, including the ability to match prospective farmers with available farmland, technical assistance, and funding wherever possible.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department, Southold Town Conservation Advisory Council
- **Possible Partnerships:** Long Island Farm Bureau, Cornell Cooperative Extension, Peconic Land Trust, Long Island Wine Council, Farm Credit East–Riverhead Branch, New York State Department of Agriculture and Markets

🎯 Objective 4.3

Consider revising the Town Code to bring back the “set-off,” and allow local farmers to subdivide their property by splitting off just one lot.

For many years, the Town Code allowed local farmers to subdivide their property by splitting off one lot for the purpose of providing a house lot for a family member or selling one lot to earn extra income. This policy allowed many traditional farm families to avoid higher cost alternatives for housing. Unfortunately, the practice was found not to be meeting its original goal, and was consequently removed from the Town Code.

Housing for farm families, however, is still a pressing need, and it is recommended that the program be re-written back into the Town Code in another, more suitable form that will provide a similar benefit. Overuse of the practice must be avoided as it can lead to agricultural land becoming disjointed. If a lot is subdivided for this purpose, it is recommended that the Town consider strengthening this provision by adding a clause that ensures that the subdivided lot remains tied to operations of the agricultural industry.

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department, Southold Town Conservation Advisory Council, Southold Town Board

➤ **Possible Partnerships:** Peconic Land Trust, Long Island Wine Council, Long Island Farm Bureau

🎯 Objective 4.4

Support the local agricultural industry, and the increased production of a diverse range of local goods in the North Fork.

Currently, approximately 150 farms operate in the Town, with the industry responsible for creating at least 1,000 jobs. Southold has gained a reputation for producing premium produce, flowers and other landscaping materials, dairy products, seafood, and wine. The strength and the inter-relatedness between the Town’s agriculture sector, restaurants, recreational facilities, and the tourism industry present a major opportunity to Southold’s economy.

A | Strive for Southold Town to become a center of excellence for culinary experiences, through encouraging complementary uses and economy of scale businesses to locate in town.

Southold Town should be developed as a center of excellence for culinary experiences, through the continued promotion of local products. A wide range of quality restaurants, cafés, and specialty food stores currently exist and complement the Town’s strong food and beverage industry. Continued efforts should be taken to promote these restaurants through further initiatives with the Village of Greenport, Riverhead Town and the North Fork Promotion Council, Long Island Wine Council, and other means of promotion.



There is an increasing demand for uses that would complement the strength of the Town’s tourism and agriculture industries through the provision of services that promote economies of scale in Southold Town. There has been increased demand for people buying space in town and at the local wineries to make their own wine. With this increased demand may come a role for cooperative warehousing and distribution space. Moreover, the Town should seek to attract new and appropriate businesses including small “country” hotels, bed & breakfasts, rental cottages, and specialty foods, as well as high-end to family-friendly and economical restaurants. Wherever possible, these town efforts and programs should be coordinated with regional initiatives at the regional, county, and state level.

🎯 Objective 4.5

Continue to cater to the “locavore” population through encouraging greater participation in the community-supported agriculture program, in addition to promoting the purchase of various types of local produce native to Southold Town.

There is a strong desire to buy local and support the local farming industry. While many farms in Riverhead have already done so, relatively few in Southold have joined the community-supported agriculture bandwagon. Local farms should consider creating a community-supported agriculture program. This program has been extremely popular with residents throughout Long Island and New York City purchasing a “share” of fruits, vegetables, eggs, poultry, and flowers from East End farms. Farmers are ensured demand for their product, and the up-front payments benefit local farmers immensely; customers are benefited with the convenience of fresh and often organic products delivered to them on a regular basis.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Island Community Board (Fishers Island), North Fork Promotion Council
- **Possible Partnerships:** Long Island Farm Bureau, Long Island Wine Council, New York State Department of Agriculture and Markets, Cornell Cooperative Extension, Peconic Land Trust, East End Tourism Alliance

🎯 Objective 4.6

Broaden opportunities for landowners to explore the interrelationship of agriculture and renewable energy.

Public participation efforts indicated town residents’ desire for continued environmental sustainability through renewable energy sources including the use of wind, solar, and other such efforts in town. It is recommended that the Town partner with local farmers and agricultural landowners to help to sustain agriculture’s importance within the Town’s economy.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department,

Southold Town Conservation Advisory Council, Southold Town Renewable and Alternative Energy Committee, Southold Town Board

- **Possible Partnerships:** Long Island Farm Bureau, Peconic Land Trust, Long Island Wine Council, New York State Energy Research and Development Authority, American Wind Energy Association

🎯 Objective 4.7

Continue to pursue relationships through Cornell Cooperative Extension and other key players to promote the Town’s aquaculture industry, and the Southold Project in Aquaculture Training (SPAT).

Aquaculture has historically played a major role in the Town’s economy, but the industry has faced many obstacles over the past few decades through overfishing, brown tides, and various natural disasters. Continued efforts must be made to ensure that aquaculture remains strong well into the future.

The Suffolk County Marine Environmental Learning Center and Cornell Cooperative Extension offers the SPAT program. The program was created to restore shellfish at a hatchery through a community-driven volunteer program. Volunteers are able to harvest half of the shellfish for personal use, while the other half is returned to the local waters to restore the population. According to Cornell Cooperative Extension, over 400 people have participated in the SPAT program, and millions of shellfish have been restored into the local waters since the program’s inception. Efforts should be made on behalf of the Town to foster continued partnerships through this and other programs of a similar nature.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Conservation Advisory Council, Fishers Island Harbor Committee, Island Community Board (Fishers Island), Southold Town Board
- **Possible Partnerships:** Cornell Cooperative Extension, Fishers Island Conservancy, Peconic Land Trust, Long Island Farm Bureau, Peconic Bay Aquaculture Advisory Committee, Peconic Estuary Program, Nature Conservancy of Long Island, New York State Department of Environmental Conservation

🎯 Objective 4.8

Consider the economic impact to agricultural landowners when considering zoning actions.

Agricultural landowners must be able to secure financing for equipment and management of ongoing farm operations. Often agricultural landowners' equity is in the land that they own; the highest and best use is considered for appraisal purposes in evaluating loans. As a result, land use decisions that change the highest and best use of land, could potentially affect the ability of agricultural landowners to secure financing. This should be considered in the context of potential zoning actions.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department, Southold Town Conservation Advisory Council, Southold Town Board, Southold Town Zoning Board of Appeals
- **Possible Partnerships:** Long Island Farm Bureau, Long Island Wine Council, Cornell Cooperative Extension, Peconic Land Trust, Farm Credit East–Riverhead Branch, New York State Department of Agriculture and Markets

🎯 Objective 4.9

Continue to explore additional means to control the Town's deer population.

The agricultural economy is negatively impacted by the deer population that eats the crops. While Southold Town did enact a hunting program on its preserved land two years ago, additional measures aimed at controlling the deer population should be explored.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Deer Management Task Force, Southold Town Agricultural Advisory Committee, Southold Town Land Preservation Committee/Department, Southold Town Conservation Advisory Council
- **Possible Partnerships:** Long Island Farm Bureau, Peconic Land Trust, New York State Department of Environmental Conservation

🎯 Goal 5: Preserve, Encourage, and Continue to Support Existing and Future Maritime Uses as an Important Business Sector within the Town's Economy



Marina in Mattituck

This includes fishing related industries, marine trades, marine biology, marinas, recreational boating support uses, and related uses.

🎯 Objective 5.1

Maintain consistency with the policies adopted under the Local Waterfront Revitalization Program.

The Local Waterfront Revitalization Program (LWRP) was prepared in 2004, and provides strategies to encourage and protect the waterfront areas of the Town. It emphasizes the importance of coastal zone and traditional maritime uses in terms of the commercial and recreational qualities of the Town. The LWRP also recommends waterfront access and water-dependent/water-enhanced uses, and provides an array of information relating to coastal and town-wide resources. The Town should be consistent with all policies adopted under this program, as it pertains to all future development and maritime uses.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town Land Preservation Committee, Southold Town Conservation Advisory Council, Fishers Island Harbor Committee, Island Community Board (Fishers Island), Southold Town Board

- **Possible Partnerships:** Cornell Cooperative Extension, Peconic Land Trust, Fishers Island Conservancy, Peconic Estuary Program, Nature Conservancy of Long Island, New York State Department of Environmental Conservation

🎯 **Objective 5.2**

Develop and implement Harbor Management Plans for all town creeks and harbors to establish orderly development of these areas and maintain water quality.

A Harbor Management Plan is essentially the waterside component of an LWRP and seeks to regulate uses, structures, and conflicts specific to a given harbor. Harbor Management Plans have been developed for specific waters in Mattituck and Fishers Island and a generic Harbor Management Plan was created as part of the LWRP. It is recommended that the Town develop and implement Harbor Management Plans for all other key town creeks, inlets, open waters, and harbors to create guidelines and limits on competing uses of the waterfront.

In addition, such Harbor Management Plans should address appropriate economic development policies including the avoidance of investment in high hazard areas subject to coastal flooding, wave action, storm surge, and sea level rise. In turn, this will provide for appropriate development and uses, maintain water quality, and allow for the efficient use of the water uses and natural resources.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town Land Preservation Committee, Southold Town Conservation Advisory Council, Fishers Island Harbor Committee, Island Community Board (Fishers Island), Southold Town Board
- **Possible Partnerships:** Peconic Estuary Program, Cornell Cooperative Extension, Peconic Land Trust, Fishers Island Conservancy, Peconic Estuary Program, Nature Conservancy of Long Island, operators of local marinas, New York State Department of State, New York State Department of Environmental Conservation, United States Power Squadrons, United States Coast Guard Auxiliary

🎯 **Objective 5.3**

Create a series of Blueway Trails around mainland Southold.

The Town's waterfront includes a wide range of natural systems and recreational features, a rich history of providing cultural attractions and a variety of dining and shopping opportunities. A Blueway Trail is a water-dependent pathway, or "trail" that connects these points of interest using canoes, kayaks, and small boats.

A series of Blueway Trails should be created that strives to encompass the entire Town's mainland shoreline, starting from the north shore of Laurel, wrapping around Orient Point, and back to the south shore of Laurel. This would enhance the use of the waterfront and provide a greater appreciation for the Town's resources, while linking the waterfront and recreational facilities, beaches, parks, commercial use, restaurants, and other attractions throughout Town. Coordination with the Village of Greenport would strengthen this initiative.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Transportation Commission, Southold Town Parks, Beaches and Recreation Committee, Southold Town Recreation Department, Southold Town Board
- **Possible Partnerships:** Village of Greenport, New York State Department of State, New York State Department of Environmental Conservation, New York State Office of Parks, Recreation and Historic Preservation

🎯 **Objective 5.4**

Consider amendments to the zoning of larger marinas to better accommodate and position them as a viable use in the Town's economy.

Large marinas are facing pressures to expand their services to include swimming pools, restaurants, boat rentals, storage space, and other services that cater to their customer's needs. In order to accommodate this demand and continue to promote Southold's traditional maritime heritage, the Town should consider zoning amendments for marinas of appropriate size and location to better match the needs of their clients.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town

Zoning Board of Appeals, Fishers Island Harbor Committee, Island Community Board (Fishers Island), Southold Town Board

➤ **Possible Partnerships:** Local marinas

🎯 Objective 5.5

Preserve the scenic views along the Town's shoreline through continued acquisition of waterfront property, balancing its uses to include preserved land and a range of outdoor activities and public recreation.



Crab shack in Orient

While Southold Town has done well to acquire properties for preservation purposes, public comments have indicated the desire for waterfront property acquisition—including for beaches, parks, and other areas of access. It has been noted that boating in town has become more difficult due to the lack of access points. As such, it is recommended that the Town examine ways to acquire additional property along the waterfront. This can be used for both passive and active recreational purposes, as well as providing critical linkages for those interested in coming ashore for lunch, shopping, or recreational purposes. As these properties are acquired, they should be added to the Town's series of Blueway Trails.

➤ **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town Recreation Department, Fishers Island Community Board, Southold Town Board

➤ **Possible Partnerships:** Peconic Land Trust, Peconic Estuary Program, New York State Office of Parks, Recreation and Historic Preservation

🎯 Objective 5.6

Work with the federal and state governments and municipalities to develop regional fisheries management plans for commercially viable marine species located in the Town's waters.

A | Coordinate with the New York State Department of Environmental Conservation, and the comparable state agencies in Massachusetts, Connecticut and Rhode Island to establish equitable landing limits for commercial marine species in state and town waters.

Discussions between the Town and many of its residents have indicated that there exist inequitable commercial fishing and landing limit quotas and regulations between New York State, Connecticut, Massachusetts, and Rhode Island. This has resulted in boats from neighboring states landing more fish and shellfish than Town-based boats, in town waters. In an effort to level the playing field and at the same time increase productivity among the Town's lobstermen, fishermen, and other Baymen, it is recommended that the Town work with New York State Department of Environmental Conservation and comparable agencies in neighboring states to establish equitable landing limits in state and town waters.

B | Petition New York State Department of Environmental Conservation to establish patrols to eliminate poaching and theft of gear.

Poaching is a large concern that results in a significant loss of income to town residents and Baymen. As such, it is recommended that the Town work with New York State Department of Environmental Conservation to establish patrols to eliminate poaching as well as theft of marine gear and equipment from both personal watercraft and commercial boats in town waters.

C | Work with New York State Department of Environmental Conservation to explore the installation of an artificial reef to increase both the fish population and the productivity of the commercial fishing industry.

Fishing in the bays is not as productive as it once was. One way to increase this productivity is through the installation of artificial reefs, or manmade underwater structures meant to imitate the benefits of natural reefs. Artificial reefs serve to attract fish from nearby areas, allowing smaller boats the ability to enter into waters that they

would not otherwise be able to access. Assuming they are installed correctly, artificial reefs have been proven to have a positive impact on marine ecosystems, while increasing the fish population. The installation of such a reef could have tremendous beneficial impacts for both the local fish population and Southold's fishing industry.

- **Responsible Parties:** Southold Town Economic Development Committee, Fishers Island Harbor Committee, Island Community Board (Fishers Island)
- **Possible Partnerships:** Southold Town Baymen's Association, Fishers Island Lobstermen's Association, Fishers Island Conservancy, New York State Department of Environmental Conservation, Connecticut Department of Environmental Protection, Massachusetts Department of Environmental Protection, Rhode Island Department of Environmental Management, Department of Interior, United States Fish and Wildlife Service

🎯 Objective 5.7

Enhance the connection between Mattituck Inlet and the hamlet center.

Mattituck Inlet is an important economic, environmental, and recreational resource in the hamlet of Mattituck. Located just north of the hamlet center, Mattituck Inlet runs two miles into the North Fork from Long Island Sound, and is the only harbor on the ± 50 mile stretch between Port Jefferson and Orient Point. As such, Mattituck serves as an important maritime location with the Inlet being a popular destination for boaters. The hamlet's accessibility to water, in addition to a designated anchorage, a town park and boat ramp, marinas, and maritime uses located close to the hamlet center make it a key economic driver.

The Inlet is historically tied to the commercial offerings of Love Lane and surrounding areas; however, the connections are underutilized. Few boaters make it as

far as Love Lane, especially out-of-towners who may not realize the shopping and dining opportunities that lie just beyond the waterfront. In an effort to increase the ability of the waterfront to serve as a generator for economic development, it is suggested that the Town find a better means of connecting the headwaters of the Creek to Mattituck's thriving hamlet center.

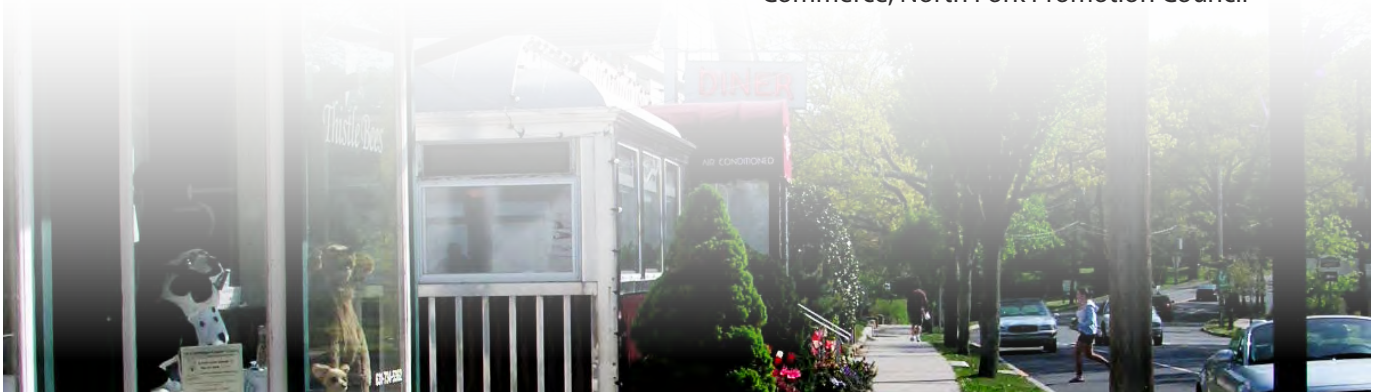
- A | Create a program aimed at providing bicycle use between the local marinas and the hamlet center.

Both visitors by boat and area merchants would benefit from a program to encourage walking or bicycling into the Mattituck hamlet center. A program to provide bicycle use for visitors at the marina would increase accessibility into the shopping areas. The program could be a collaboration between marina owners and local cycle shops and/or the Mattituck Chamber of Commerce.

- B | Increase access through regular dredging of Mattituck Inlet.

To build upon its importance as a resource and encourage the link between the creek and Mattituck's hamlet center, it is recommended that the Inlet undergo more frequent dredging. Fishermen and marinas are faced with economic difficulties if they can't get in and out of the inlet because it is silted in. Dredging is part of maintaining the Town's infrastructure, and should be done on a regular basis. Such dredging will assist in keeping the Inlet navigable, improving access and economic development opportunities to and from the Town for recreational and commercial boaters alike.

- **Responsible Parties:** Southold Town Economic Development Committee, Southold Town Dredging Advisory Committee, Southold Town Parks, Beaches and Recreation Committee, Southold Town Recreation Department, Southold Town Board
- **Possible Partnerships:** Mattituck Chamber of Commerce, North Fork Promotion Council





HOUSING

June XX, 20XX

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HOUSING

This chapter discusses the current condition of the housing sector in Southold Town and provides goals and objectives for the sector. Currently, housing in Southold Town consists mostly of single-family homes. According to the 2010 Census, there are 14,186 homes in Southold Town. Of those, only 10 percent are available for rent year-round, compared with 21 percent in Suffolk County overall (see **Table 8.1**). In addition, a large number—5,217, or 37 percent—of the housing stock consists of second homes for seasonal and occasional use. These factors combine to produce the area’s high home prices and the lack of available year-round rentals. Nearly 58 percent of the homes in Southold Town are occupied by the owner or renter year-round.

Table 8.1 Existing Housing Inventory: 2010 U.S. Census Data

Total Number of Housing Units	14,186
Year-round housing units—owner occupied	6,847
Year-round housing units—renter occupied	1,423
Seasonal housing units	5,217

Background

Housing Costs and Affordability

Southold has long been a destination for second-homeowners and retirees due to its rural character and plentiful recreational opportunities. The buying power of the second and retirement home purchasers has been a major factor in driving up home prices. From 1990 to 2005, single-family homes in Southold tripled in price, as measured by median sales, far outstripping the increase in the median income for Southold residents. Low inventory, especially of homes on the lower end of the price range is also a problem and contributing to this low inventory is the business of vacation rentals, which is based on the buying of

homes expressly to rent them out for short-term vacations using websites such as AirBnB and VRBO.com. In addition, although home prices fell significantly during the Great Recession, the 2017 median sales price for a home was higher than ever before, pushing home ownership beyond the reach of many residents.



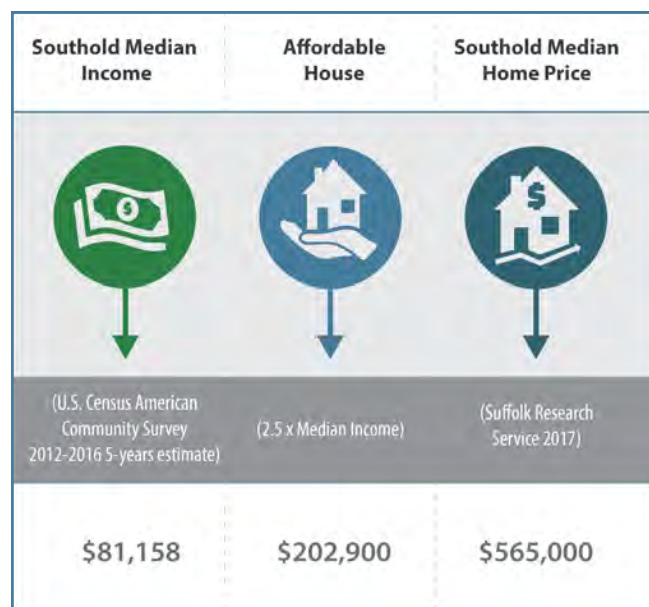
The federal Department of Housing and Urban Development (HUD) considers housing “unaffordable” if housing costs are greater than 30 percent of total household income. The American Community Survey 2012–2016 Five Year Estimate (ACS) found the following for Southold Town:

- Almost 50 percent of renters pay >30 percent of their income on housing
- Over 30 percent of homeowners pay >30 percent of their income on housing

These statistics show that residents are over-extending themselves to live in Southold. The median sales price of a home in 2017 reached \$565,000 (Suffolk Research Service Inc.), a figure that surpassed even the pre-recession high of \$525,000 in 2007 and which is the highest median sales price in the past 11 years.

According to the ACS, median income for all households in Southold Town was \$81,158. Generally, a household with that income could afford to pay no more than \$202,900 for a home (or carry a mortgage no greater than that amount). So half of the households in Southold—households earning less than the median—would qualify for homes under that \$202,900 ceiling, when very few homes on the market sell for less than \$300,000. Many Southold families could not afford their present home if they were to buy it at today's prices.

Figure 8.1 The Lack of Affordability



Housing Needs and Challenges

Safe and affordable housing is vital to a community's stability and growth. Increasing the amount of affordable housing to help sustain its year-round residents is a goal of the Town. Fewer than 10 percent of the housing units counted in the 2010 Census were year-round rentals. In addition to the scarcity of market-rate rental housing, the subsidized rental housing units administered by the North Fork Housing Alliance have remained stagnant through the years, despite the rising number of residents in need of rent subsidies to afford to remain in their communities.

Safe and affordable housing is also needed for the vulnerable citizens in our population. Seniors, people with special needs, people in recovery from substance abuse, and the homeless may need subsidized housing options. **Table 8.2** shows a variety of housing types for residents currently in need of these options.

Table 8.2 Other Housing Characteristics from Collected Data

Senior Housing – Cooperative Units <i>Peconic Landing 345 and Colonial Village 44</i>	389
Senior Housing – Condominium Units <i>Founders Village: 92, Pheasant Run: 60, not including Harvest Pointe 124 units approved & under construction</i>	152
Section 8 Number of Subsidies	370
Moderate-Income Subsidized Home Ownership <i>The Cottages at Mattituck</i>	22
Special-Needs Housing <i>Developmentally/mentally disabled</i>	10
Recovery House <i>"Sober home" serving up to 10 people</i>	1
Homeless Shelter <i>Provided in winter rotating the shelter among participating churches – serving up to 70 people per night</i>	1

Changes to the Town Code have been made over the years as experience has demonstrated where improvements were needed. For example, the Affordable Housing Zoning District has a requirement that housing units constructed in that zone maintain a perpetual cap on the maximum sales price or rental price to keep them affordable. The first Affordable Housing Districts developed prior to this requirement did not remain affordable, and the houses were sold and resold.

Additional changes included a housing registry created to help match people in need with affordable housing. To be eligible for the Town's housing registry, the total household income cannot exceed the median income for Nassau-Suffolk Counties (2018 Nassau-Suffolk median income for a family of four = \$116,700). When the registry was established, few applications came in until a developer/sponsor proposed building 22 units (The Cottages in Mattituck, partly funded by Suffolk County), priced at \$178,000 to \$214,000 for two-bedroom homes. When these units were advertised, more than 350 applications flooded in, and the registry list swelled to more than 400 applications on file, 90 percent of which were from Southold residents.

Although there were 400 people on the housing registry, many of them could not afford the down payment, nor could they qualify for a mortgage. This highlighted the large unmet need in the Town for year-round rental housing for people that were making too much for subsidies, but not enough to buy a home. This includes apartments for households making

between \$70,000 and \$116,700 (60-100 percent of the median income), or what the Town Code refers to as “moderate-income families.”

The need for rentals brought about a series of code changes to help spur homeowners and businesses to create accessory apartments, and to incentivize developers to create small apartment developments. These code changes were also in line with the community’s desire to retain community character. Homeowners are allowed to create accessory apartments in their homes and can rent them out at market rate. They can also create accessory apartments in existing accessory structures (e.g., converting a detached garage to an apartment) to rent to family members or to income-eligible tenants at affordable rates. The rules for apartments in commercial buildings were loosened, including allowing all-residential apartment buildings in commercial zones. The allowable density and minimum size of affordable apartment developments in the Affordable Housing District were adjusted to allow more apartments of smaller size.

The Town also maintains a Sanitary Flow Credit bank, which allows a developer to buy low-cost credits to add one or more affordable apartments to a commercial building where they would otherwise not be allowed to by the Suffolk County Department of Health. Another longstanding code requirement has been inclusionary zoning, which states that up to 20 percent of any new subdivision over five lots must be made affordable or the developer can choose to opt out by paying into the Town Housing Fund.

These changes have seen some limited success. Since 2004 there have been 27 accessory apartments approved by the Town’s Zoning Board of Appeals, and one new affordable apartment and one market rate apartment in a commercial building. Inclusionary zoning for subdivisions has brought in nearly a half a million dollars to the Housing Fund in 2017. And

changes to the housing registry process that made it simpler for future landlords have enabled other rental projects to move forward.



The Cottages at Mattituck

Availability of affordable housing for full-time residents, especially workers, is a serious problem. High housing costs will ultimately result in the ongoing decline in year-round residents, young people, and families in the area. The diminishing representation of year-round residents and young families will have an impact on our community overall, and more specifically on local employers, school enrollment, and staffing of local volunteer efforts such as the all-volunteer fire departments.

The quality and upkeep of housing is a related issue. Southold has largely been spared neighborhood blight, yet blighted housing conditions do occur. If such conditions are ignored, they can lead to lower property values and damage quality of life for neighbors. Overcrowding and other unsafe conditions are another form of neighborhood blight, which also endangers tenants.

Continued efforts to help meet the need for safe, attainable housing are necessary. The following are goals toward this end.

GOALS AND OBJECTIVES

Goal 1: Create Affordable Housing

The Town needs to review the adaptive reuse of existing housing stock and commercial structures, i.e., renovating them as a way to increase the housing inventory without harming the visual landscape.

Additionally, a zoning analysis could be conducted to allow for infill development in areas capable of absorbing more density such as the hamlet centers and HALOs, e.g., locating additional housing units into an existing neighborhood.

- The need for additional housing must be met if Southold is to maintain a vibrant workforce large and varied enough to serve year-round residents and seasonal visitors. Though Southold, like most places, mainly relies on private enterprise to supply housing, the Town does have within its control a variety of ways to influence the development of housing. The following are necessary requirements that must be satisfied in order to create affordable housing in any significant number (more than five units):
- Support of the Town Board and Planning Board for the proposed concept (location of site, architectural design, proximity to hamlet centers, infrastructure, etc.)
- Availability of grants, based on income, from federal and state entities that subsidize homeownership for qualified buyers.
- Change of zoning designation by the Town Board to Affordable Housing District (AHD Zone) in appropriate areas to permit the higher density allowed by that district.
- Transfer of sanitary flow credits in accordance with Suffolk County Department of Health and Southold Town regulations.
- Assistance from Suffolk County Department of Workforce Housing toward the purchase of land or infrastructure improvements.
- Provision of public services (utilities) and infrastructure (water, drainage, roads) to support the development of housing.
- Ability of the sponsor or developer to make a subsidized project financially viable (tax abatements through New York State) while keeping the housing affordable and to achieve enough density (via rezoning) and subsidies to make it worthwhile.

In addition, the Town has implemented legislation and policies intended to increase affordable housing, including the following:

- “Inclusionary” zoning that requires new developments of five or more housing units to provide 20 percent of the potential number of housing units as affordable.
- A “buyout” option, which was created for developers who choose not to build affordable units within the new development allowing developers the ability to make a substantial payment to the Town’s Housing Fund. Each year the Town Board establishes an amount that developers must pay in lieu of building

the moderate-income family dwelling unit. The buyout amount is currently set at twice the amount of the median income of a family of four for Nassau/ Suffolk County per unit required and not constructed.

- “Perpetual affordability” for affordable housing units that come up for resale. These restrictions limit how much the seller can ask to prevent the units from rising to market rate after subsidies have expired.
- Higher densities for affordable apartments in the Affordable Housing District.
- Amendments to the housing registry process to improve the ability of owners of affordable apartments to choose eligible tenants.
- Allowing apartment buildings to be located in commercial zones.



Mixed use building in Mattituck

Objective 1.1

Provide diversified housing using existing buildings to help meet the needs of current year-round residents, including senior citizens, and local workers.

- A |** Encourage the development of accessory apartments in existing barns and garages that can be renovated into small apartments for singles or couples or that allow the homeowners (retirees, etc.) to downsize and live in the accessory apartment while renting their house to larger families.
- B |** Continue to work with the Family Service League to expand its HomeShare Long Island program, which provides affordable housing for both seniors and non-seniors, generally in the form of rooms within existing homes.

- C** | Establish loans and grants from the Town's Community Development Block Grant (CDBG) funding to convert larger homes from existing stock into units of affordable rental housing, especially in or near hamlet centers.
- D** | Encourage the development of diversified housing for artists and crafters in hamlet centers in combination with galleries, etc., drawing on Suffolk County Workforce Housing funding.
- E** | Consider using buyout funds from inclusionary zoning to partner with non-profits to acquire and rebuild substandard housing units. Renovated units could be sold to households on the Housing Registry with covenants and restrictions to ensure perpetual affordability. In addition, consider using buyout funds for purchase of homes that are short-sale and/or foreclosed to households on the Housing Registry.
- F** | Consider using the Town Housing Fund to set up a revolving grant assistance program to enable households on the Housing Registry to rehabilitate and/or buy homes on the existing market that would lower the purchase price to stimulate sales.
- **Responsible Parties:** Housing Advisory Commission, Southold Senior Services, Building Department, Zoning Board of Appeals, Planning Board, Architectural Review Committee, Community Development Block Grant
- **Possible Partnerships:** Suffolk County Economic Development and Workforce Housing, Suffolk County Office for Aging, Family Service League, Walsh Park Benevolent Association, Habitat for Humanity, Community Development Corporation of Long Island, Long Island Housing Partnership
- B** | Develop partnerships with non-profit housing developers to build age-restricted apartments using HUD's Section 202 funding.
- C** | Develop moderate-income home-ownership units with age restrictions through inclusionary zoning policies, change of zoning to AHD, and partnerships with housing providers.
- D** | Approach appropriate individuals within federal, state, and county governments to help the North Fork Housing Alliance increase its inventory of subsidized rental apartments and address the growing needs of lower-income residents.
- E** | Investigate the provision of tax incentives to prospective homeowners to mitigate the sanitary impact of new construction.
- F** | Explore the feasibility of identifying potential locations that would be appropriate for higher-density affordable housing that would be readily available to potential sponsors for development. Identification would be part of the process of public meetings with the Town Board, Planning Board, and Housing Advisory Commission.
- **Responsible Parties:** Housing Advisory Commission, Town Board, Planning Board, Zoning Board of Appeals
- **Possible Partnerships:** Suffolk County Economic Development and Workforce Housing, Community Development Corporation of Long Island, Long Island Housing Partnership, Housing Urban Development, New York State Homes and Community Renewal, Walsh Park Benevolent Association, Private Developers

🎯 Objective 1.2

Encourage the development of new, diversified housing to help meet the needs of current year-round residents, including senior citizens, and local workers.

- A** | Develop units of moderate-income home ownership through the Town's inclusionary zoning policies, Suffolk County 72 H transfers (tax default properties), change of zoning to AHD, and partnerships with non-profit housing developers utilizing New York State HOME funding. This could include consideration of changing code to allow smaller sized homes than have been allowed (less than 850 square feet.)

🎯 Goal 2: Promote Awareness About Housing Issues

Many residents are unaware of the existing resources that might help them obtain funding to buy a home, fend off foreclosure, or maintain their home. Affordable housing (also known as "workforce housing") is often plagued by misconceptions and myths.

🎯 Objective 2.1

Develop a series of educational forums to inform the public about housing services, programs, and resources.

- A** | Teach skills to promote successful home ownership and landlord/tenant relations.

- B** | Work with banks and non-profit providers to inform homeowners about resources to abate mortgage foreclosures.
- C** | Highlight resources and programs that promote energy efficiency and weatherization.
- D** | Deepen public understanding of who needs affordable housing and why.
- E** | To promote conversion to affordable accessory apartments, create a one-page flyer that clearly explains how to create accessory apartments with information about additional tax assessments, maximum rental charges, selection of tenants, etc. This could include a checklist of what is needed along with offering the services of the building department to visit prospective sites to offer suggestions about feasibility of the concept. In addition, Town could host information and discussion sessions with the public.
- F** | Strictly enforce fair housing laws so that every person has equal access to housing without regard to race, color, religion, gender, sexual orientation, family or marital status, disability, or national origin.
- **Responsible Parties:** Housing Advisory Commission, Renewable Alternative Energy Committee
- **Possible Partnerships:** Community Development Corporation of Long Island, Long Island Housing Partnership, North Fork Housing Alliance, Regional Banks

🎯 Objective 2.2

Produce printed materials and Internet resources to complement educational forums.

- A** | Create fliers and brochures and make them available at Town Clerk's office and other municipal offices.
- B** | Use the Town's website to post PDFs with information about housing resources.
- **Responsible Parties:** Housing Advisory Commission, Department of Information and Technology
- **Possible Partnerships:** Community Development Corporation of Long Island, Long Island Housing Partnership, North Fork Housing Alliance, Long Island Power Authority

🎯 Goal 3: Retain Residents in Existing Housing

Southold's population has a high percentage of senior citizens.



Cottages

The ACS estimates that over 37 percent of the year-round population is 60 years or older. This sizable segment of the population will require special forms of housing and assistance to make it possible for them to age in place and continue living in the Town.

🎯 Objective 3.1

Provide resources to help residents stay in their homes.

- A** | To maintain seniors in their homes, look into establishing naturally occurring retirement communities (NORCs) through grant funding for the Town's Senior Services. A NORC is a neighborhood or locality where many elderly live; it becomes eligible for various social services that make it easier for the elderly to remain in their homes.
- B** | Promote universal design elements in the building code to accommodate seniors aging in place and persons with physical disabilities. Such elements promote safety features and remove physical barriers that older people or the disabled cannot handle.
- C** | Provide education about services and resources that help with weatherization, energy efficiency, and home repair for households that qualify under income limits.

- D | Mandate that all participants in the Town's affordable housing programs participate in homebuyer education classes from regional housing providers such as the Long Island Housing Partnership and the Community Development Corporation of Long Island.

- **Responsible Parties:** Housing Advisory Commission
- **Possible Partnerships:** Rebuild Together Long Island, Community Development Corporation of Long Island, Long Island Housing Partnership, North Fork Housing Alliance, Southold Town Human Services

🎯 Goal 4: Quality of Life

Protect quality of life for neighbors of neglected homes and blighted properties, and protect the safety of tenants in rentals.

🎯 Objective 4.1

Address the problems that result from blighted properties.

- A | Strengthen the staffing of code enforcement to deal with blighted housing.
- B | Develop a pilot program to rehabilitate units of blighted housing with loans and grants through the Town's CDBG funding.

🎯 Objective 4.2

Address the problems that result from tenant overcrowding (fire safety, parking, garbage, and noise) in unpermitted and/or unsafe structures.

- A | Create an outreach program to inform property owners of code as well as ways to address violations of properties to bring them up to code.
- B | Create a rental permit system to help ensure the safety of tenants.
- C | Strengthen staffing of code enforcement to address overcrowded housing.
- **Responsible Parties:** Town Board, Building Department and Code Enforcement Office, Community Development Block Grant Reviewing Committee
- **Possible Partnerships:** Suffolk County Economic Development and Workforce Housing's Office of Community Development

🎯 Goal 5: Develop Best Practices in Housing

For the Town to meet the housing needs of its residents, it must stay abreast of national legislation, policies, and programs that could provide fresh solutions for creating housing.

🎯 Objective 5.1

Continue to review and research policies and best practices elsewhere to find solutions to meet housing needs of the Town's residents.

- A | Explore policy and legislative changes that could provide a greater inventory of affordable housing.
- B | Seek grant funding for a pilot program to explore infrastructure improvements that would allow for the opportunity to develop very limited increased density such as apartments over storefronts in hamlet centers. The infrastructure to be explored would include the newest technology in small package sewage treatment plants, which are much more compact, efficient, and limited in size and scope than traditional sewer systems.
- C | Promote the integration of Leadership in Energy and Environmental Design (LEED) (or similar certification that is not as costly) and Energy Star building standards in affordable housing construction to promote occupant sustainability.
- D | Examine the merits of creating a housing authority.
- E | Encourage the creation of a community land trust; a non-profit group that lowers the cost of housing by selling houses without the land. They typically buy the land, develop homes on the land and sell those homes while retaining ownership of the land and assuming the associated costs of the land, thereby lowering the cost of the house.
- **Responsible Parties:** Housing Advisory Commission, Town Board, Town Attorney, Planning Board
- **Possible Partnerships:** Suffolk County Legislature, Suffolk County Health Department, Suffolk County Planning Department and Planning Commission, Community Development Corporation of Long Island, Long Island Housing Partnership



AGRICULTURE

June XX, 20XX

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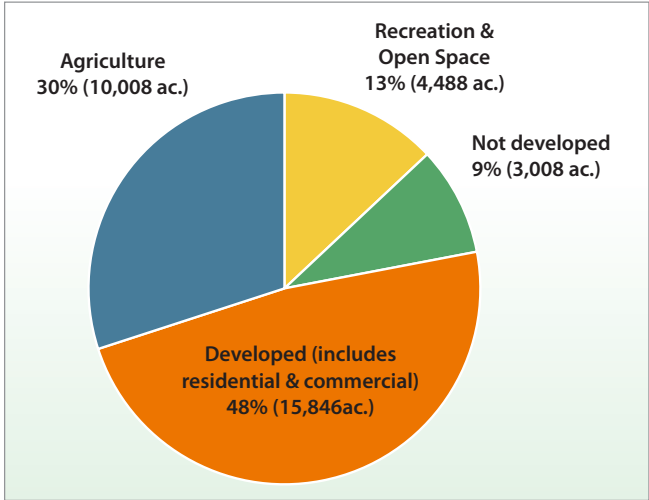
- 9.1 | Southold General Land Use



AGRICULTURE

Agriculture is an important part of Southold, both in terms of economics and land area used, with about 30 percent of its 33,350 acres in farmland (see **Figure 9.1**).

Figure 9.1 Southold General Land Use



Agriculture forms therefore an integral part of the identity of the Town. Agriculture and related businesses combined are in the top five economic engines of our economy according to data compiled in Chapter 7, “Economic Development” (see **Table 9.1**).

Table 9.1 Top 5 Industries in Southold, by Output to the Local Economy

Industry	Output
Construction Industry & Related	\$156,000,000
Government	\$139,000,000
Agriculture & Related Industries	\$120,000,000
Retail	\$108,000,000
Medical Industries	\$ 89,000,000

Source: Minnesota IMPLAN Group Industry Profile. 2008 Data

Existing Conditions

Farm Inventory

In 2010, the Southold Agricultural Advisory Committee conducted an inventory of farm operations and crop types. They found that in Southold Town there were approximately 134 agricultural operations representing a diversity of crops (see **Table 9.2**).

Table 9.2 Crop Categories¹

	Acres
Vineyard	2,151
Vegetables/Fruits <i>(not grown in greenhouses)</i>	1,835
Nursery/Greenhouse	1,444
Fallow ²	1,150
Sod	913
Hay, alfalfa, grain, field corn	786
Fallow 2 ³	730
Livestock	576
Woodland	466
Aquaculture	272
Christmas trees	64

¹ This inventory was completed in 2010, and crop types are subject to change over time. The total acres is 379 acres larger, meaning there are some areas that are recognized as farmland, and yet are not coded as such in the land use field, or that some areas of farmland are no longer classified as such (2010 inventory versus 2018 land use data).

² The “Fallow” category represents farmland that is either being rested from cultivation as part of normal farming practice, or has recently stopped being actively farmed.

³ The “Fallow 2” category represents farmland that has been fallow for long enough to have small cedars and brush.

Approach

To retain agriculture as part of Southold's fabric and economy, we need to understand farming as a business.

The business of farming has many forms in Southold, from rows of vegetable crops, to the structured vineyards with their trellises, to greenhouses and nurseries with large areas of connected greenhouses with potted plants, to the open water of the bay where shellfish grow. Farming business models also vary widely, and include wholesale growers, retail farm stands, u-pick farms, wineries with live music, and corn mazes, hayrides, and other on-site entertainment.

The challenges to agriculture in Southold are many. One of the largest difficulties is competition with growers in other places who have lower costs of doing business. The costs of doing business for a farm in Southold include land and utility prices that are among the highest in the country. Other challenges include weather, pests, crop diseases, and potential conflicts with neighbors, which present risk for a business. Farms also have many layers of regulation, beginning with town zoning, and including county, state, and federal regulations. Another challenge for the Town in its efforts to retain the business of agriculture is to protect public health and safety.

GOALS AND OBJECTIVES

Goal 1: Retain and Advance the Industry of Agriculture

Objective 1.1

Ensure Southold Town Code and policies encourage and advance the business of agriculture.

Farming has been part of Southold town for its entire history. Over the years, there have been major transitions from one type of farming to another, necessitated by the changing marketplace and competition from other places. The ability of agriculture to make transitions is essential to the continuation of farming in Southold.



Digging potatoes in Southold Town

The Town must find ways to ensure its regulations and development rights easements to provide enough flexibility to allow agricultural businesses to flourish, while continuing to balance the needs for public safety and quality of life.

A | Provide written policies and procedures for agricultural site plans, including a handout at the Building Department and Planning Board counters.

The Town Code provides for agricultural site plan applications to have some of the technical requirements waived, though the specific procedures for these waivers are not clear. A detailed policy and procedure handout would help applicants understand the requirements. In addition, land-based structures used for aquaculture should also be included under this policy.

➤ **Responsible Parties:** Planning Board

➤ **Possible Partnerships:** Building Department, Agricultural Advisory Committee

B | Review Town Code to ensure the language allows for diversity and new ideas in farming uses and activities. The Town Code needs to be updated so it is flexible on future agricultural practices and is consistent with the definitions and policies of the New York State Department of Agriculture and Markets while also balancing public health, safety, and welfare concerns.

1 | Exempt certain agricultural structures/uses from site plan review.

Site plans are required to ensure the public's health, safety, and welfare. Some agricultural structures are of a type, size, or location where there is little or no possible impact to the public, or may not actually be considered "structures" because of their function (seasonal hoopouses are an example of this).

- 2 | Broaden Town Code to specifically allow on-farm processing of any type of crop into retail and wholesale-ready products (e.g., pies, preserves, chips, wine, beer, vodka), including the processing of livestock. Products must be primarily made from what is grown on the property, as well as on other farmland owned or leased by the person or company conducting the processing. Being able to convert a crop into a value-added product may be essential to agriculture's future success as a business in Southold.
- 3 | Amend the definitions in Town Code to be consistent and up-to-date with current and future agricultural practices (Chapters 70, 72, 240, 280).
- 4 | Add definitions to the Town Code to clarify agriculture-related terms where necessary.
- 5 | Define a development right and what uses remain after development rights are purchased. In other words, is the purchase of a development right simply to prohibit residential development? What uses remain intact after a sale of development rights? Clarify this in the Town Code.
- 6 | On land where development rights have been sold to the Town (Town-preserved farmland), consider providing for equal agricultural rights land that has not had its development rights sold to allow for on-farm marketing and other structures and uses.
- 7 | Explore ways to allow farms to have multiple agricultural uses without having to satisfy the minimum lot size requirement for each use.
- 8 | Consider bringing back the "set-off" for active farms only, with strict new rules to prevent the incremental subdivision into many lots over time. This is to allow for the creation of one lot for a family member without having to go through the full subdivision process. Considerations would include whether a viable farm is left behind, determining the appropriate size of the set-off parcel, and ensuring it is a one-time-only allowance.
- 9 | Clarify what is currently allowed under Town Code for aquaculturists to retail their harvest in Southold. If impediments exist due to an aquaculturist's location in the water rather than on land, consider finding a way to remove or lessen the impediments through amendments to the Town Code to allow retail sales of aquaculture products at farm stands.

- 10 | Land containing ancillary land-based structures used for aquaculture should be included in the Agricultural District and be eligible for the Agricultural Assessment.

- 11 | Consider an increase in the lot coverage for greenhouses.

Currently the lot coverage for any structure is 20 percent on most agricultural land. Greenhouse operations or even high tunnels to extend the growing season need to be able to cover a higher percentage of land to maximize efficiency.

A sliding scale of lot coverage may be advisable, with smaller parcels being allowed a higher percentage. Drainage of stormwater must be considered ahead of time for a high percentage of lot coverage with impervious surfaces.

➤ **Responsible Parties:** Agricultural Advisory Committee, Town Board

➤ **Possible Partnerships:** Building Department, Planning Board, Land Preservation Committee, Long Island Farm Bureau, Long Island Wine Council



Greenhouse Interior

- C | Refer development applications related to agriculture to the Agricultural Advisory Committee for an opinion.

The Town Code was revised in 2018 to codify the participation of the Agricultural Advisory Committee in the site plan process for agricultural projects. Other boards may also take advantage of the expertise on this committee for applications relating to agriculture.

➤ **Responsible Parties:** Agricultural Advisory Committee

➤ **Possible Partnerships:** Building Department, Planning Board, Zoning Board of Appeals, Board of Trustees

- D |** Review future Town Purchase of Development Rights (PDR) easements to ensure the language allows for diversity and new ideas in farming uses and activities.
 - **Responsible Parties:** Agricultural Advisory Committee
 - **Possible Partnerships:** Planning Board, Land Preservation Committee
- E |** In future Town PDR easements, allow for a residence within the easement area.

Reserving one development right for a residence within the easement will allow for more flexibility in the future location. This development right would be retained by the owner of the property (and thus would not be purchased by the Town).

 - **Responsible Parties:** Agricultural Advisory Committee
 - **Possible Partnerships:** Planning Board, Land Preservation Committee

Objective 1.2

Promote awareness of and enforce the provisions of the Farmland Bill of Rights (aka Right to Farm) in Town Code.

In 1997, the Town Board amended the Town Zoning Code to include the Farmland Bill of Rights, the purpose of which is to reduce conflicts between people residing on tracts adjacent to farmlands. This section of the code finds that agriculture is an essential activity within the Town, outlines the benefits of farming along with finding that these benefits offset any nuisance that may be caused, and identifies farming practices that are in compliance with applicable regulations to be protected farm practices. Certain provisions of this law, such as the requirement that brokers provide a copy of the bill of rights to purchasers of property adjacent to farms, may need some promotion and awareness to ensure it occurs.

- A |** Work with the real estate industry, including real estate brokers and real estate attorneys, to promote awareness of the requirements of the Farmland Bill of Rights in Southold Town Code.
- B |** Create a brochure promoting awareness of this requirement that can be distributed to the public.
- C |** Ask the local paper to run an article on the Town's "Farmland Bill of Rights," or include mention of it in articles related to agriculture.

- D |** Add signage to the entrance of the Town stating that the Town is a "right to farm community."
- E |** Increase enforcement of this Town Code requirement.
 - **Responsible Parties:** Agricultural Advisory Committee
 - **Possible Partnerships:** Real estate companies and real estate industry organizations

Objective 1.3

Continue to protect farmland from conversion to a non-agricultural use.

Farmland protection in the form of purchase of development rights has been steadily occurring in Southold since 1974 when one of the first-ever purchase of development rights was undertaken by Suffolk County. Of the approximately 10,000 acres of agricultural land in Southold, over 4,700 acres of farmland have been preserved by various levels of government/non-profit organizations by the purchase of development rights and through the subdivision process (see **Table 9.3**).

Supporting agriculture through the other goals in this chapter will also help to prevent the conversion of farmland.

Table 9.3 Farmland Protected from Residential Development in Southold Town

Type	Acres
Southold Town PDR	2,633
Suffolk County PDR	1,751
New York State PDR	22
Peconic Land Trust	207
Subdivision Open Space	178
Total	4,767

- A |** Promote the purchase of development rights by the Town, County, and State.
- B |** Continue seeking funding from other sources for development rights purchases, including federal and state grants.
- C |** Promote conservation subdivisions and Open Development Area Plans (ODA), and Agricultural Planned Development Districts (Ag PDD).
- D |** During the subdivision process, provide and enforce required buffers between farms and houses and buffers to the street. Buffers should be placed on the residential parcels created in the subdivision to keep as much land in agriculture as possible.

E | Contact appropriate state-elected officials to promote the extension of the Community Preservation Fund (2 percent transfer tax used to fund land preservation efforts on the East End), which will sunset in 2050.

➤ **Responsible Parties:** Planning Board, Land Preservation Committee

➤ **Possible Partnerships:** Suffolk County, New York State, federal grant programs

🎯 **Objective 1.4**

Maintain a current inventory document of active agricultural lands.

Maintaining an inventory document of active farmland is important to detect trends and determine whether the Town's goals of maintaining and advancing agriculture are being met.

A | Update existing inventory at least every five years, or as needed.

➤ **Responsible Parties:** Planning Board

➤ **Possible Partnerships:** Agricultural Advisory Committee, Peconic Land Trust

B | Implement a program to help connect new farmers with owners of fallow land that might agree to long-term leases for agriculture and potential property tax savings.

- There are almost 2,000 acres of fallow land identified in the latest Southold farmland inventory. This program could work well for people who are just beginning and may need only a small amount of land to start.

➤ **Responsible Parties:** Agricultural Advisory Committee

➤ **Possible Partnerships:** Cornell Cooperative Extension, Long Island Farm Bureau, Peconic Land Trust

🎯 **Objective 1.5**

Promote and support agriculture-related tourism.

Agriculture-related tourism helps farmers sell their product. Promoting tourism, however, must also take into consideration the welfare and safety of town residents.

- Continue to work with the North Fork Promotion Council (NFPC) to help promote agriculture-related tourism.

➤ **Responsible Parties:** Agricultural Advisory Committee, Southold Town Economic Development Committee, North Fork Promotion Council

➤ **Possible Partnerships:** Long Island Wine Council, Long Island Farm Bureau, Mattituck Chamber of Commerce, North Fork Chamber of Commerce, East End Tourism Alliance, Village of Greenport, Village of Greenport Business Improvement District



🎯 **Objective 1.6**

Promote a “Buy Local” Campaign

Matching local producers with local buyers is a win-win for all involved. Produce that reaches the consumer is fresher, and the costs and environmental impacts associated with shipping are reduced.

A | Work with local organizations to promote a “buy local” campaign for agricultural products (e.g., Grown on Long Island).

➤ **Responsible Parties:** Agricultural Advisory Committee

➤ **Possible Partnerships:** Southold Economic Development Committee, Long Island Farm Bureau, Peconic Land Trust, Long Island Wine Council, Human Resource Center

B | Encourage schools to educate children about the connection between farming and food.

➤ **Responsible Parties:** Agricultural Advisory Committee

➤ **Possible Partnerships:** School districts

🎯 **Objective 1.7**

Promote the direct purchase of fresh vegetables and fruits by schools and other institutions.

Direct connections between schools and other institutions to local farms have been successful in other areas.

The Town might be able to be instrumental in encouraging this type of partnership between local cafeterias/kitchens and local farms.

- Work with schools, senior centers, hospitals, food pantries, and other institutions to encourage their purchasing fresh vegetables and fruit and other products directly from local farms.
- **Responsible Parties:** Agricultural Advisory Committee
- **Possible Partnerships:** Schools, hospitals, nursing homes, Long Island Farm Bureau, Southold Human Resource Center

🎯 Objective 1.8

Promote the continuation of aquaculture in Southold.

Aquaculture is agriculture, the main difference being that the crop is grown in water. Aquaculture, as typically practiced in Southold, requires clean water in the bays and creeks to be successful. The crop most commonly grown by aquaculturists in Southold is shellfish. Shellfish are filter feeders, and their filtering of the seawater provides an environmental benefit to the health of the bays. Pollutants and siltation from stormwater runoff, groundwater pollution from septic systems, and lawn chemicals, among other inputs, all contribute to the degradation of our bays and creeks and can create a toxic environment for shellfish.

- A | Improve water quality in the creeks and bays for aquaculture (the cultivation of aquatic organisms such as shellfish).
 - 1 | Continue the stormwater runoff prevention initiative (MS4) to prevent stormwater runoff from polluting the creeks, bays, and other surface waters, including a voluntary use of best management practices for preventing stormwater runoff from farmland. Devise low-tech, low-cost solutions to stormwater runoff for farms that do not use up a large amount of land.
 - 2 | Seek funds for an East End surface water-quality testing facility or create a volunteer program to test water quality in a manner that is acceptable to the New York State Department of Environmental Conservation.
 - 3 | Educate homeowners about the impacts of septic systems and lawn fertilizers and chemicals on the groundwater, and the steps that can be taken to lessen those impacts.

- **Responsible Parties:** Southold MS4 (Stormwater Pollution Prevention) Committee
- **Possible Partnerships:** Agricultural Advisory Committee, Southold Shellfish Advisory Committee, U.S. Department of Agriculture Natural Resources Conservation Service, Suffolk County Soil and Water Conservation District, New York State Department of Environmental Conservation, Baymen's Association, Southold Board of Trustees, Association of Marine Industries

- B | Educate boaters about aquaculture operations to prevent the breakage of gear and the spread of contaminants from bilge water.



Boaters can unknowingly destroy aquaculture crops by travelling over buoys and pulling them up. They can also cause the spread of contaminants by pumping out bilges near aquaculture operations.

- **Responsible Parties:** Southold Shellfish Advisory Committee
- **Possible Partnerships:** New York State Department of Environmental Conservation, Baymen's Association, Southold Board of Trustees, marinas and boating associations.
- C | Provide a source of information and guidance for new aquaculturalists by providing links to educational programs, and existing aquaculturalists.
 - **Responsible Parties:** Southold Shellfish Advisory Committee
 - **Possible Partnerships:** Agricultural Advisory Committee, Suffolk County Planning, U.S. Department of Agriculture Natural Resources Conservation Service, Suffolk County Soil and Water Conservation District, New York State Department of Environmental Conservation, Baymen's Association, Southold Board of Trustees

Goal 2: Protect Prime Agricultural Soils from Depletion, Removal, and Excessive Erosion

Soil is an important natural resource that must be protected for future generations.

Objective 2.1

Engage in soil conservation.

- A** | Encourage farmers to engage in soil conservation planning with U.S. Department of Agriculture Natural Resources Conservation Service and Suffolk County Soil and Water Conservation District.
 - B** | Prevent stripping of soil underneath farm structures through education programs in partnership with Cornell Cooperative Extension.
 - C** | In partnership with Cornell Cooperative Extension encourage cover cropping to prevent soil erosion through education about the importance of soil management and best techniques.
 - D** | Encourage crop rotation, where appropriate.
 - E** | Consider adding a page to the Town's website that focuses on agriculture and contains links to soil conservation resources and agencies.
 - F** | Work with the New York State Department of Environmental Conservation to find improved methods to control Canada geese and deer to prevent their removal of cover crops. One example of improved management is to implement an aggregate limit rather than a daily limit for the taking of geese.
- **Responsible Parties:** Agricultural Advisory Committee
 - **Possible Partnerships:** U.S. Department of Agriculture Natural Resources Conservation Service, Suffolk County Soil and Water Conservation District, New York State Department of Environmental Conservation

Goal 3: Promote Best Management Practices for Agricultural Pesticides and Herbicides

This is to protect groundwater and surface water resources.

Southold's aquifers, creeks, and bays are all susceptible to pollution from the use of pesticide and herbicide

chemicals. While these chemicals are heavily regulated by other levels of government, the Town could have a role in providing education and awareness, especially to new farmers, about the best management practices available and how they relate to Southold's unique environment.

- Develop an informational website page and brochure regarding best management practices for agriculture in Southold, including links to relevant agencies.
- **Responsible Parties:** Agricultural Advisory Committee
- **Possible Partnerships:** Cornell Cooperative Extension, Long Island Farm Bureau

Goal 4: Promote Improved Agricultural Yields Through Nuisance Wildlife Management

Southold is home to diverse wildlife, some of which cause major problems for crops.



These include deer, Canada geese and wild turkeys. With almost no natural predators, the populations of these animals grow unchecked, leading to increasing damage to crops. Solutions to these problems should be explored by working with several levels of government regulatory agencies, as well as local growers.

- Work with regulatory and farm support agencies to determine if there are ways for the Town to help find solutions to this problem.
- **Responsible Parties:** Agricultural Advisory Committee
- **Possible Partnerships:** New York State Department of Environmental Conservation, Cornell Cooperative Extension, U.S. Department of Agriculture, Southold Deer Management Task Force, Long Island Farm Bureau

Goal 5: Promote Best Management Practices to Prevent the Movement of Crop Disease and Pests from One Location to Another

Awareness and education of the public of the methods by which crop diseases and pests are moved from one place to another can help prevent their causing widespread crop loss.

For example, excavating and moving soil in an area with golden nematode can spread this devastating crop pest to other places. Another example is late blight, a fungus that affects potatoes and tomatoes, among other crops. This fungus is spread by the wind, and a home gardener could easily spread it to commercial crops if they are unaware of it.

Objective 5.1

Raise awareness and educate the public about the risks of crop disease and pests.

A | Develop an informational brochure regarding local crop diseases and pests, including what the home gardener can do to help prevent crop diseases from moving from home gardens to commercial crops.

B | Develop an informational page on the Town's website regarding local crop diseases and pests, including the above information and links to existing information such as the "Blightcast" provided by Cornell Cooperative Extension.

➤ **Responsible Parties:** Agricultural Advisory Committee

➤ **Possible Partnerships:** Cornell Cooperative Extension, Long Island Farm Bureau

Goal 6: Protect Public Safety by Ensuring Adequate Parking and Traffic Control on Private Property at Retail Agricultural Operations

● Consider codifying parking requirements for agricultural-related retail operations that attract large numbers of people.

➤ **Responsible Parties:** Southold Town Transportation Commission

➤ **Possible Partnerships:** Agricultural Advisory Committee



LAND PRESERVATION

June XX, 20XX

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10.1 | Protected Lands in Southold Town

10.2 | Protected Lands and Land
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LAND PRESERVATION

This chapter discusses land preservation as it pertains to Southold Town's vision for its future. Southold's residents have historically been in favor of land preservation to maintain the Town's farmlands and open spaces. The goals and objectives to achieve adequate preservation of the Town's land resources are presented.

Background

Southold's character is formed in large part by its open spaces, including its farmland, natural lands, and parks. Protecting these assets has long been a goal of the Town. Since 1983, the Town has actively funded land preservation projects through bonds and the funds generated through the Peconic Bay Community Preservation Fund Act (CPF) (see **Appendix 7** for more details on the CPF). From 1983 to 2018, Southold Town has protected a total of 3,351 acres through purchases of land and development rights.

Purchases of land and farmland development rights continue to be an important part of land preservation; however, the Town recognizes that additional methods of preserving land are necessary to maintain Southold's quality of life and agricultural base. These include subdivision regulations that require clustering to create open space, as well as incentive-based, voluntary programs to reduce density. In 2006 the Town Board enacted new subdivision regulations, codifying the conservation subdivision (incentive-based and voluntary), as well as a mandatory clustering requirement for standard subdivisions. Conservation subdivisions are voluntary and preserve a minimum of 75 percent of the land, along with up to a 75 percent density reduction for which the landowner is compensated. Standard subdivisions

require that 60 percent of the land be preserved as open space for parcels seven acres or more. So far, about 820 acres of open space have been preserved as a result of the clustering requirement for subdivisions.

The Town also offers variations on the conservation subdivision concept. These variations preserve land and provide benefits to the landowner in the present, while deferring any actual subdivision until later. Such options include the Open Development Area (ODA) plans and the Agricultural Planned Development District (Ag PDD) programs.



Other entities in addition to the Town that have preserved land in Southold include the park districts, Suffolk County, New York State, federal agencies (National Oceanic and Atmospheric Administration [NOAA], United States Fish & Wildlife Service) and non-profit organizations such as the Peconic Land Trust and The Nature Conservancy.

Table 10.1 includes a summary of all land preserved to date.

Table 10.1 Protected Lands in Southold Town

Owner & Type of Protected Land	Total
New York State Open Space ¹	477
New York State Parkland ²	384
Park District	167
Private Farmland Development Rights ³	207
Private Open Space ^{3,4}	924
Southold Town Farmland Development Rights	2,633
Subdivision Open Space	828
Suffolk County Farmland Development Rights	1,751
Suffolk County Open Space	525
Suffolk County Parkland	134
Town Open Space	633
Town Parkland	71
Town/County Partnership Open Space	218
Total	8,952

¹ **Open Space** represents lands purchased outright for preservation where typically only passive recreation takes place (e.g., hiking, nature observation).

² **Parkland** represents parks where active recreation takes place (typically ball fields, tennis courts, etc.).

³ **Private** represents non-profits and other non-government groups that have protected land.

⁴ **Development Rights** represent land where the rights to develop were purchased (e.g., farmland where the landowner retains the right to farm it, but sells the rights to build houses).

Nearly 27 percent of the total land area of Southold Town is protected from development, and a nearly equal amount—also approximately 27 percent—of its total land area is available for development, as shown in **Table 10.2**. More than half of the land available for development is currently farmland. A more detailed discussion of land use can be found in Chapter 3, “Land Use & Zoning.”

Table 10.2 Protected Lands and Land Available for Development*

	Acres
Land protected from development (except agricultural development is allowed on development-rights sold land)	8,952
Land available for development Parcels ≥7 acres in residential zoning districts must preserve at least 60% of the area as open space when subdividing into additional lots. Note that this amount is an estimate, based on the best available data, and is subject to constant change.	8,357

* The remainder of the land in the Town is either developed or considered unavailable for development for various reasons.

Since April 2004, the Town has tracked its rate of land preservation versus land development. This effort was conducted primarily on the mainland where the bulk of the subdividable land is located. The land, located in R-40, R-80, and AC zoning districts, had an overall preservation rate of 93 percent from 2004 to 2018.

Following are the goals and objectives relating to land preservation in Southold Town.

GOALS AND OBJECTIVES

Goal 1: Farmland

Continue to promote farming with an overall goal of retaining at least 8,000 acres (80 percent of the current agricultural acreage) in agriculture.

Protecting farmland from conversion to residential development is crucial to Southold’s future, both for its economy and its community character. Funding to purchase additional development rights is expected to be available for many years due to (1) the extension of the Peconic Bay CPF to 2050; (2) strong property values; and (3) a robust number of property transfers.

In addition to the purchase of development rights, agriculture is best protected by ensuring that farming remains a viable business. The total amount of land in agriculture in 2018 equaled approximately 10,000 acres, or 30 percent of Southold’s total land area. About 48 percent of the 10,000 acres is protected in some way (see Chapter 9, “Agriculture,” for more details), which leaves about 5,200 acres of farmland available for residential development (technically some portion of this land would be protected by the 60 percent open space requirement for subdivisions of 7+ acre parcels). In other words, of the 8,800 +/- acres of land available for development in Southold Town, over 5,200 of those

acres, or about 60 percent, is farmland. Ideally, all of this land would continue to be available for agriculture; however, in the case that some conversion of agricultural land does occur, the Town's goal is to ensure that at least 80 percent of current farmland remains in agriculture.

🎯 Objective 1.1

Ensure Southold Town Code and policies encourage and advance the business of agriculture.

(See Goal 1.1 of Chapter 9, "Agriculture," for detailed objectives to encourage & advance the industry of agriculture).

🎯 Objective 1.2

Continue to purchase farmland development rights to preserve farmland.

Landowners have the option to sell development rights to government entities via several funding mechanisms, including the 2 percent transfer tax known as the Peconic Bay Region CPF (see **Appendix 7** for more detail on the CPF). The sale of development rights extinguishes the right to build houses, while retaining the right to use the land for farming. A total of 4,760 acres farmland have been protected from residential development, with over half of those acres having been protected by the Town. The Town has been active in the purchase of development rights and has protected over 2,600 acres of farmland in this way.

- A |** Prioritize farmland preservation efforts to create large, contiguous blocks of farmland where possible.
- B |** Regularly update the Peconic Bay CPF Plan.
This plan, created as a result of the Peconic Bay Region Community Preservation Fund Act, contains the list of parcels eligible to be purchased using the funds generated by this program (see **Appendix 7** for more details on the CPF).
- C |** Continue to seek partnerships with Suffolk County and New York State to protect farmland.
- D |** Continue to seek grants to increase the amount of land the Town can protect.
- E |** Contact appropriate state-elected officials to promote the extension of the CPF, which will sunset in 2050.
- F |** Identify other financing opportunities and mechanisms to protect land including issuing additional local bonds, creating additional partnerships, and finding other financing tools including bargain sales and estate planning.

- G |** Keep preserved agricultural land in active agriculture through incentives and easement requirements.
- H |** Ensure that information about options for land-owners regarding land preservation for agriculture is readily available on the Town's website, as well as in the Planning and Land Preservation Departments.
- **Responsible Parties:** Land Preservation Committee, Land Preservation Coordinator
- **Possible Partnerships:** Agricultural Advisory Committee, Peconic Land Trust, Suffolk County, New York State, federal funding sources



🎯 Objective 1.3

Promote conservation subdivisions and design all subdivisions of farmland to enhance agriculture.

Where land is being subdivided, continue to encourage conservation subdivisions where possible. Where standard subdivisions do occur on farmland, ensure that the clustering provision of the subdivision code is implemented to best preserve the future of farming on the parcel.

- A |** Promote the benefits of conservation subdivisions, Open Development Area Plans (ODA), and Agricultural Planned Development Districts (Ag PDD) to landowners and continue to expedite the processing of conservation subdivision applications in the Planning Department.
- B |** Design both standard and conservation subdivisions involving farmland to enhance farming and minimize potential incompatibility with residential neighbors by incorporating the following into the design:
 - 1 |** Design the location of the lots so that the remaining farmland is of a shape and size that is conducive to farming (e.g., tractors can maneuver, access to sunlight is maximized, and the number of adjacent residential lots is minimized).

- 2 | Design the location of the open space/farmland so it is contiguous with other farmland.
- 3 | Avoid locating lots adjacent to active farmland to the extent possible.
- 4 | Where lots are adjacent to farmland, provide vegetated evergreen buffers on the residential lots.
- 5 | Design agricultural open space to maintain the viable agricultural lot. Issues to be considered include the location of the irrigation well, farm utility buildings, and existing or future home-stead location, among others.
- C | Encourage a continuation of farming on agricultural land that is preserved in a subdivision.
- D | Monitor and enforce required buffers adjacent to farmland and open space.
- **Responsible Parties:** Planning Board, Planning staff, Land Preservation Committee, Land Preservation Coordinator
- **Possible Partnerships:** Suffolk County, New York State, federal grant programs

🎯 Goal 2: Open Space



Continue to preserve lands with high-quality natural resources, including wetlands, watersheds, shorelines, significant trees and woodland, and wildlife habitat; those lands with recognized scenic values; and smaller parcels that could provide for village greens or neighborhood pocket parks.

Protected land other than farmland is often referred to as open space. Open space lands are typically purchased outright (as opposed to farms where only the development rights are purchased and the land-owner retains ownership of the land itself.)

With approximately 3,100 acres of non-farmland remaining available for development, there remain opportunities to preserve other types of land to achieve important goals such as the preservation of natural resources, scenic resources, and creation of pocket parks or hamlet greens.

🎯 Objective 2.1

Continue to purchase open space parcels.

Purchasing land for preservation remains one of the surest ways to protect the land. The Town continues to have a steady stream of income for land preservation from the Peconic Bay CPF program. In addition, the Town continues to receive grant funds and participate in partnerships with other entities to purchase open space.

- A | Prioritize the existing parcels for open space in a public process and using the following parameters as a guide:
 - Parcel will help to create a contiguous block of open space to improve the habitat values of natural lands
 - Parcel contains environmentally sensitive areas
 - Parcel will help protect surface and/or groundwater quality
 - Parcel provides meaningful access to the water in areas that lack public boat ramps and beaches
 - Parcel provides a trail extension or connection and enhances the Town's trail system
 - Parcel contains scenic values (see Chapter 5, "Community Character," for recommendations on a scenic inventory)
 - Parcel is in the 100-year floodplain
 - Parcel provides value as a village green in or near a hamlet center
 - Other criteria
- B | Consider a separate prioritization system for parcels on Fishers Island.
- C | Identify other financing opportunities and mechanisms to protect land including additional local bonds, partnerships, and other financing tools, including bargain sales and estate planning.
- D | Ensure that information about options for land-owners regarding land preservation is readily available on the Town's website, as well as in the Planning and Land Preservation Departments.
- **Responsible Parties:** Land Preservation Committee, Land Preservation Coordinator

- **Possible Partnerships:** Henry L. Ferguson Museum Land Trust (Fishers Island)

🎯 Objective 2.2

Promote conservation subdivisions and design all subdivisions of non-farmland to enhance natural and scenic resources.

When subdivisions occur, they must be designed so that natural and scenic resources are taken into account and protected to the extent possible. This can be accomplished by clustering the lots to avoid development in environmentally sensitive areas and scenic viewsheds.

- A |** Encourage conservation subdivisions on lands with high-quality natural and/or scenic resources.
- B |** Design clustered subdivisions of non-farmland to be compatible with adjacent open spaces and other protected lands by making the open space from the subdivision contiguous with the existing open space.
- C |** Promote trails and links to existing trails when designing clustered subdivisions.
- D |** Aggregate open space as much as possible to create larger blocks.
- E |** Limit the number of lots that border the open space to the extent feasible to limit future encroachment issues.
- F |** Consider increasing the mandatory open space percentage for subdivision on lands located over particularly sensitive aquifers (e.g., in sole source aquifers where private wells are the main source of drinking water).
- **Responsible Parties:** Planning Board, Planning Department
- **Possible Partnerships:** Land Preservation Committee, Land Preservation Coordinator, Peconic Land Trust, The Nature Conservancy, Suffolk County

🎯 Objective 2.3

Protect the environmentally sensitive and historically significant areas of Plum Island.

Plum Island, an 840-acre island located less than a mile off Orient Point, has been under the control of the federal government since before zoning was enacted in Southold. The federal government continues to operate the animal disease research

lab on the island; however, there is legislation from Congress directing the U.S. General Services Administration to sell the island so that funding can be obtained to build a new lab elsewhere. Without zoning, the island is vulnerable to inappropriate development should it become privately owned. Zoning Plum Island is necessary to ensure that natural and economic resources are protected, along with the public's health, safety, and welfare.

Much of the island, though heavily used in the past by the military, has reverted to its natural state, and now contains significant wildlife habitat and endangered and threatened plant and animal species. The Town must consider how it will protect the environmentally sensitive areas of the island, while retaining the economic benefits in the form of jobs that the research lab provides.

- A |** Apply a zoning district that addresses its unique circumstances, including the island's natural resource and scenic value, as well as the potential to provide jobs in the future.
- B |** Explore the feasibility of working with other government agencies to protect the environmentally sensitive areas on Plum Island.
- **Responsible Parties:** Planning Department
- **Possible Partnerships:** U.S. Fish & Wildlife Service, The Nature Conservancy

🎯 Goal 3: Active Recreation



Southold Town offers numerous recreational opportunities on its land and waters, and has acquired and managed many acres of recreational lands through its diverse programs. Further opportunities have been established by the four park districts, those of Mattituck, Cutchogue-New Suffolk, Southold, and Orient-East Marion.

🎯 Objective 3.1

Continue to preserve lands for active recreation where needed.

Detailed objectives relating to active recreation and possible additional land preservation for that purpose can be found in Chapter 13, "Parks & Recreation."

- **Responsible Parties:** Parks & Recreation Committee, Recreation Department
- **Possible Partnerships:** Land Preservation Committee, Land Preservation Coordinator

🎯 Goal 4: Land Stewardship

Land stewardship is an important aspect of the land preservation program and involves managing Town-owned land, as well as monitoring the Town's easements on lands where development rights were purchased or where preservation was a condition of a subdivision approval. The purpose for managing and monitoring land preserved with town funds is to ensure that the use of those lands, if any, meets the purpose(s) for which they were preserved.

🎯 Objective 4.1

Ensure compliance with Town-held conservation, open space, and development rights easements.

The Town holds easements over farmland and other types of land, meaning the Town has extinguished the development rights by purchasing them or requiring they be extinguished via the cluster subdivision process. To ensure the easement is being honored over time, the land must be monitored regularly. The Town Land Preservation Department monitors the easements over land where development rights have been purchased, including over 100 parcels representing over 2,000 acres of land. The Town holds additional easements over open space in subdivisions that represent over 700 acres, and which are in need of being included in a formal monitoring program.

- A | Expand the easement monitoring program to include the lands protected through the subdivision process.
- B | During the monitoring of each easement, record the use of the property and add that data to the GIS database.
- C | Standardize annual or biannual monitoring of easements.

- D | Standardize easement language to the extent possible (both for purchase of development rights and subdivision open space) to facilitate future compliance and monitoring.
- E | Provide educational materials to new owners of land over which the Town holds an easement to alert the landowner to the terms of the easement and reduce the potential for inadvertent easement violations.
- F | Create pamphlets containing information on easements to send to new landowners.
- G | Create online resources on the Town website.
- H | Formalize the procedure for the notification to new landowners with Town-held easements and request acknowledgement of receipt of notification.
- I | Provide educational materials to landowners adjacent to protected lands to reduce the potential for encroachments (both online and in paper format).
- **Responsible Parties:** Land Preservation Coordinator, Town Planning Director
- **Possible Partnerships:** Landowners, Homeowners Associations

🎯 Objective 4.2

Continue to manage Town-owned open space/nature preserves through a land stewardship program.



The Town manages the open space/nature preserves it owns through routine maintenance and management plans. There are over 50 preserved parcels, representing over 800 acres of land to be managed, and there were 11 town preserves managed for public use as of April 2019.

The management plans outline the uses for each preserve, the trail system (if any), and other appropriate uses, as well as steps the Town should take to responsibly manage the property for the purpose it was preserved, including creating and maintaining parking areas, wildlife habitat management, and trail maintenance.

- A** | Maintain current trails and public access points to town nature preserves.
- B** | Plan to open additional preserves to the public as time and resources allow.
- C** | Balance public access with protecting the ecological integrity of each town preserve.
- D** | Create policies and/or guidelines for routine maintenance of town open space/nature preserves.
- E** | Continue to write, adopt, and implement management plans for all preserves.
- F** | Plan a trail system that includes links to existing trails, recreational facilities, and new trails where feasible.
- G** | Create a formal volunteer or “friends” program to help preserve stewardship.
- H** | Establish a formal process for the public to report problems at preserves.
- I** | Create an Adopt-a-Preserve program where groups can provide funding for land stewardship.
- J** | Educate the public about everyday land stewardship values they can follow when visiting preserves.
- K** | Promote the public’s use of the trails through the following:
 - 1** | Make the trails accessible on smart phones with live GPS tracking

- 2** | Create self-guided walking tours (e.g., podcasts) offering insights into the geology, history, wildlife, and natural features of each preserve
- 3** | Post the trail maps online for download
- 4** | Create Paper Trail maps/brochure handouts
- 5** | Offer trail maps & information at trail-head kiosks

➤ **Responsible Parties:** Land Preservation Coordinator, Land Preservation Committee

➤ **Possible Partnerships:** Volunteers, civic associations, Boy Scouts, Girl Scouts, Reserve Officer Training Corps (ROTC), Rotary Clubs, Elks Clubs, Chambers of Commerce, local businesses, schools, North Fork Audubon

🎯 Objective 4.3

Provide the public with an online resource to find preserves open to the public and provide information about land protected with easements.

Create an interactive map for the website that includes all the protected lands.

Information for each protected parcel to include the following:

- Protection type (owned by Town or easement held by Town)
- Whether it is open to the public
- General description of the allowed and prohibited uses

➤ **Responsible Parties:** Land Preservation Coordinator

➤ **Possible Partnerships:** GIS Coordinator, Southold Town Information Technology Department, Southold Town Planning Department



HUMAN SERVICES

June XX, 20XX

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HUMAN SERVICES

Human services is an all-encompassing term relating to helping and supporting people so they can live more satisfying, autonomous, and productive lives. This may include fulfilling basic needs such as food, housing and medical care, or providing greater opportunities to support achieving self-sufficiency. Whether through direct intervention with human services providers or through access to knowledge, resources, and programs, providing human services helps individuals, families, groups, and communities address and/or better cope with economic, health, and social issues to promote their greater functioning within society.

In addition to fostering community responsibility and social equity, the provision of human services emphasizes the value of diversity and respect for people of different incomes, ages, abilities, races, ethnicities, and cultures.

Local municipalities generally have a limited role in addressing human services needs since they rely on a larger infrastructure of government (federal, state, and county) with enhanced funding to efficiently and effectively provide services. Private human services providers complement the efforts of government.

This chapter will articulate services currently provided either directly by Southold Town or those provided by Suffolk County and private agencies; highlight unfulfilled needs that may need to be addressed in the future that are critical to the well-being of individuals, families, and communities in the Town of Southold; and assist the Town's Human Services department with ongoing planning for coordinated and integrated services.

Background

Southold Town has provided human services for over four decades. In response to the federal enactment of the Older Americans Act in 1965, the Southold Town Senior Nutrition Program was established in 1974 at San

Simeon by the Sound. Since then the program has broadened its network of services to meet the increased needs. In 1993, the Town of Southold purchased the Human Resource Center (HRC) and established the Southold Town Department of Human Services to serve as a Community Focal Point and to increase capacity for co-location and coordination of programs and services for town residents. In addition to the services provided directly at the HRC, the HRC serves the community as resource for all human services needs by providing coordination with other public and private agency programs and services (see **Appendix 8** for a list of services provided and coordinated).



Senior Services

Currently, residents belonging to the following categories or in need of the following services are targeted for assistance through the human services goals and objectives of the Town:

- Senior Citizens
- Youth
- Individuals with developmental disabilities
- Individuals with behavioral health needs such as mental illness and/or substance abuse
- Victims of domestic violence
- Households experiencing poverty

- Unemployed and underemployed
- Medical and health services
- Lack of access to healthcare
- Underserved minorities who may lack resources or be discriminated against due to their minority status
- Recreational programs
- Housing

Human Services Needs

Through a series of community interviews, the following human services needs were identified:

- **Transportation**
The limited availability of public transportation impedes residents' access to services and programs.
- **Employment**
Additional employment opportunities are needed for Town residents.
- **Budget Cuts**
The fiscal crisis facing federal, state, and county governments has negatively impacted human service provider budgets. This decrease in funding for human services has prompted some providers to charge a fee for services (or increase fees for services), affecting many of the Town's most vulnerable residents.
- **Housing**
Housing is very expensive and remains completely out of reach for many citizens with or without human services needs.
- **Health Care Costs**
Health care costs have sky-rocketed and policy changes to Medicare and Medicaid have impacted older and low-income residents. Many struggle to obtain accurate information regarding benefits, entitlements, and supportive services.
- **Lack of Spanish Language Resources**
Despite the significant increase in the Latino population, many human service providers do not offer Spanish-speaking staff and/or resources.
- **Opportunities for Youth Activities**
Surveys indicated a desire for a multi-purpose gymnasium and swimming pool complex including a teen center for afterschool activities. In addition, youth reported that they would like the Town to consider creating a Youth Court in conjunction with the Southold Police Department.

Trends and Projections

The following trends and projections in Southold Town's population have been identified:

- **Increase in Senior Population**
Southold's year-round population continues to age. According to the 2010 U.S. Census, seniors 60 years of age or over increased 3.5 percent over the decade and represent one in three people. Nationally one in eight Americans is over the age of 60. Outside of New York City, Suffolk County has the second-largest senior population in the state. In 2010, 66 percent of all clients served by the Suffolk County Office for the Aging were 75 years of age or older. This population is most likely to have multiple and chronic health conditions and require a variety of services to remain safe and independent in the own homes. The growth of the senior population in Suffolk County and Southold Town has increased the demand for public and private community-based services by senior services network providers on the East End.
- **Increase in Second Homeowners**
The number of homes identified as second (not a primary residence) has increased. Many second homeowners will retire in the future and make the Town of Southold their primary residence, thereby increasing the already aging population of year-round residents.
- **Decline of School-Aged Children**
The number of families with school-age children is declining.
- **Increase in Hispanic Population**
The Hispanic population increased from 982 to 2,382 according to the 2000 and 2010 Census data. This 142 percent increase will require bilingual language programs and services to assist this growing segment of the population.
- **Decrease of Funding from Federal, State, and County Governments**
As governments must do more with less, less funding is available for human services programs and resources.
- **Increase in Requests for Food Stamp Assistance**
From 2007 to 2012, Suffolk County has witnessed an increase of households seeking assistance from the food stamp program.

- **Decrease in Household Income**

When adjusting for inflation over the past two decades, median household income increased in five hamlets (Cutchogue, Greenport West, Laurel, Mattituck, and Southold). However, the median household income decreased in other parts of the Town, including East Marion, Fishers Island, New Suffolk, Orient, and Peconic. While the price of other goods, namely housing, fuel, and groceries, has steadily increased, income levels have not been able to keep up.

- **Decrease in Childcare Subsidies**

Subsidized childcare was a hallmark of “welfare reform” to help get parents back to work. Funding went from the federal to the state to the county governments to provide subsidies for childcare/daycare. Due to significant funding cuts, Suffolk County has changed eligibility requirements, making it far more difficult to access payments, as parents now must be at or below the federal poverty line. This measure is counterproductive in assisting households near the poverty level, as heads of households frequently cannot work without this assistance.

- **Increase in Incidents of Domestic Violence**

In addition to a correlation with substance abuse,

incidents of domestic violence are exacerbated by diminished economic opportunities. The East End’s only provider of domestic violence services, The Retreat, reported in 2012 a significant increase of calls for assistance on its multilingual hotline.

Funding for Human Services

The Town receives funding from various revenue sources to support human services (see **Appendix 8** for detailed list of funding sources and services). It is important to note that there is a trend for diminished funding for human services programs.

Human Services Needs of Residents

There are myriad human services needs for the residents of Southold. Fortunately, many of these needs are currently addressed by existing town and county programs as well as resources from private providers (hospitals) and non-profits. Because of Suffolk County’s fiscal crisis, it is probable that funds to aid human services needs will continue to diminish. Despite this reduced funding, the Town will continue to creatively and effectively deliver programs and services to address human services needs.

GOALS AND OBJECTIVES

Goal 1: Services for Seniors



Katinka House

Senior citizens make up a major part of the population of the Town of Southold and are valuable assets for the Town’s growth and stability. Seniors are known for

supporting local businesses and they provide valuable contributions by volunteering their time and expertise toward town committees and non-profit services. To meet the needs of its citizens, the Town should continue to fund its rich array of programs and resources for seniors as well as seek to improve their lives through additional resources (see **Appendix 8** for details).

Objective 1.1 Sustain services for seniors.

A | Continue to provide the following programs for seniors through the Town’s Human Services Department:

- Home-delivered meals
- Congregate meals
- Case management
- Residential repair
- Transportation for shopping and social events
- Medical transportation

- Entitlement counseling
 - Wellness education
 - Telephone reassurance to the homebound
 - Caregiver support groups and counseling
- B |** Continue to provide social model (i.e., non-medical) adult day care services at Katinka House.
- C |** Support the medical model of adult day care services at San Simeon by the Sound.
- D |** Sustain the Town's collaboration with Eastern Long Island's Geriatric Center of Excellence and Suffolk County's New York Connects Program to promote availability of information and resources to benefit seniors.
- E |** Continue to provide part-time services to seniors living on Fishers Island.
- F |** Continue community outreach regarding vouchers for seniors to enable them to meet their nutritional needs through the New York State Senior Farmers Market Nutritional Program.

🎯 Objective 1.2

Enhance services to seniors.

- A |** Continue to partner with non-profits groups to initiate Naturally Occurring Retirement Communities (NORCs) that foster aging in place with independence supplemented by human service agencies.
- B |** Investigate funding opportunities through the New York State Office of Mental Health to continue providing mental health screenings to seniors and caregivers.
- C |** With the Youth Bureau and schools, develop intergenerational programs helping seniors with property maintenance such as leaf raking and snow plowing.
- D |** With Suffolk County, improve access to benefits for eligible seniors through a shared electronic application process.
- **Responsible Parties:** Human Services Department, Southold Youth Bureau
- **Possible Partnerships:** Family Service League, Eastern Long Island's Geriatric Center of Excellence, Suffolk County's New York Connects, San Simeon by the Sound, Peconic Landing, NY State Office of Mental Health, NY State Office for Aging, Island Health Project, Rebuild Together Long Island

🎯 Goal 2: Services and Programs for Youth

Youth are our future. Over the years, the Town has witnessed a decline of children and young people living in Town. Indeed, many youth do not remain in the community after they graduate from high school due to the lack of employment opportunities and affordable housing.



Sunflower Field in Mattituck

🎯 Objective 2.1

Sustain services to youth.

- A |** Continue annual funding requests with the New York State Office for Children and Family Services for Youth Bureau funding.
- B |** Continue annual funding requests with Suffolk County Youth Bureau for assistance with operation of the Town's DARE (Drug Abuse Resistance Education) program for elementary students.
- C |** Support the funding request for the Family Service League's counseling program.
- D |** Continue to solicit funding for the student Summer Works program.
- E |** Support the efforts of the Southold Business Advisory program to provide job mentoring and job shadowing experience with town departments.

🎯 Objective 2.2

Enhance services to youth.

- A |** With senior services, expand intergenerational programs for youth.

- B |** Improve recreational opportunities for youth.
- C |** Seek funding from private corporations to supplement programs for youth.
- Responsible Parties:** Southold Youth Bureau, Human Services Department, Southold Police Department, Southold Recreation Center, Southold Parks, Beaches and Recreation Committee
- Possible Partnerships:** Suffolk County Youth Bureau, Family Service League, local schools, Island Community Center, Island People's Project, U.S. Army Reserve Officer Training Corps, Communities That Care, North Fork Alliance, private corporations

Goal 3: Employment

Chapter 7, "Economic Development," addresses employment issues in the Town. The important connection between employment and quality of life for residents is reemphasized in this goal.

Objective 3.1

Improve employment opportunities for Town residents.

- A |** Co-locate employment counselors at the Human Services Department from Suffolk County Department of Labor to teach skills relating to job search, resume writing, interview skills, etc.
- B |** Host "job banks" with local employers seeking employees.
- C |** Continue to solicit funding for the student Summer Works program to provide employment opportunities for financially disadvantaged youth.
- D |** On Town's website, provide link for Suffolk County Department of Civil Service for employment opportunities.
- E |** Explore utilization of Suffolk County Office of Retired Executives (SCORE) to assist residents with employment search and retention
- Responsible Parties:** Human Services Department, Southold Youth Bureau, Southold Economic Development Committee
- Possible Partnerships:** Suffolk County Department of Labor, Suffolk County Civil Service, Suffolk County Office of Retired Executives

Goal 4: Recreational and Cultural Opportunities

Recreational, educational, and leisure activities evolve with time and it is important to remain current while satisfying the needs of a diverse population. Technological advances require that the facilities and activities remain compelling and instructional for all town residents. Chapter 13, "Parks & Recreation," addresses this topic in more depth.

Objective 4.1

Provide for a variety of recreational, educational, and leisure experiences and programs to meet the diverse needs of the community.

- A |** Issue annual surveys to assess parks and recreational needs of the community and facilitate focus groups.
- B |** Develop and enhance recreational programs based on responses from the community; include cultural programs (Peconic Lane Community Center).
- C |** Partner with existing entities (East End Arts Council, Peconic Landing, North Fork Community Theatre, Southampton Cultural Center, Northeast Stage, etc.) that provide cultural programming to offer educational classes, performances, art exhibits, concerts, and other leisure activities.
- D |** Enhance technological capacities of the Recreation Center and Peconic Lane Community Center to promote cutting-edge program offerings.
- E |** Create additional cultural and recreational programs for people with developmental disabilities that could include youth volunteers.
- Responsible Parties:** Southold Recreation Department, Southold Parks, Beaches and Recreation Committee, Department of Data Processing and Information Technology, Planning Department, Southold Developmental Disabilities, Human Services Department, Southold Youth Bureau
- Possible Partnerships:** Peconic Landing, Fishers Island Community Center, historical societies, libraries, East End Arts Council, North Fork Community Theatre

Goal 5: Transportation

Getting around in the Town of Southold can be challenging for some residents since public transportation is limited. The current limitations of public transportation particularly affect low-income families who cannot afford to purchase a vehicle, seniors who can no longer drive, youth who are not old enough to acquire a license, and individuals with disabilities.

Local public transportation is restricted to one bus line, the S92, which is provided by Suffolk County Transit and travels from Orient Point, through the Village of Greenport to East Hampton along New York State Route 25. Buses typically run once every 15 minutes in the westbound direction during the weekday morning peak of 5 to 7 AM and once every 25 minutes in the eastbound direction during the evening peak of 5 to 8 PM. Weekend service is also available with lesser frequency, with buses running every 40 minutes at peak times and every hour otherwise.

Opportunities to transfer to other bus lines throughout Suffolk County exist; however, there is often a prolonged wait time. Suffolk County Accessible Transit (SCAT) serves individuals with disabilities, but certain program limitations exist including no door-to-door assistance provided (curbside pick-ups only); pick-up limited to within $\frac{3}{4}$ mile from a Suffolk County Transit fixed bus route; and reservations that are made on a first-come first-served basis and cannot be made beyond a week in advance. Travel by train is even more limited as the Long Island Rail Road provides fragmented service at odd times that frequently does not coincide with work schedules.

Objective 5.1

Improve public transportation opportunities to enable residents to travel throughout the Town and the County, and to enable employers to attract employees without vehicles.

- Work with Suffolk County and New York State to increase public transit opportunities.

Objective 5.2

Expand transportation services to increase access to human services programs. (e.g., youth programs, recreation programs for people with developmental disabilities).

- Explore the feasibility of repurposing town

fleet vehicles for alternative uses that address transportation needs for human services programs.

- **Responsible Parties:** Human Services Department, Youth Bureau, Southold Developmental Disabilities
- **Possible Partnerships:** Suffolk County Office for Aging, Suffolk County Youth Bureau, Metropolitan Transportation Authority, Long Island Rail Road, East End Transportation Commission, Southold Transportation Committee

Goal 6: Improve Opportunities for Households Living in Poverty

While most households in Southold do not experience poverty, a safety net must be in place to help those who struggle daily to survive and to help households who struggle to subsist and meet their economic and healthcare needs. The impact of poverty on individuals and families has many ramifications to everyday life.

Objective 6.1

Continue the support of human services that remediate the impact of poverty on residents of Southold Town and Greenport Village.

- Continue funding of human services through the Town's Community Development Block Grant (CDBG) funds that provide assistance to food pantries, child care and afterschool programs, shelter to the homeless, counseling services, and other related programs.
- **Responsible Parties:** Town Board, Human Services Department, Community Block Grant Reviewing Committee
- **Possible Partnerships:** Family Service League, North Fork Early Learning Center, Community Action of Southold Town, North Fork Parish Outreach, Suffolk County Office for Aging, Suffolk County Department of Health, Suffolk County Department of Social Services, Peconic Community Council, Catholic Charities, Island Harvest

Goal 7: Education about Human Services Programs

Many residents who could benefit from services are unaware and sometimes reluctant to ask about existing resources.

🎯 Objective 7.1

Expand awareness of and access to human services information and resources.

- A** | Develop a comprehensive resource directory of human service agencies and resources.
- B** | Continue to update and produce a Youth Bureau Resource Directory.
- C** | Host educational forums to inform public about resources.
- D** | Expand distribution of information brochures and other print materials Town-wide.
- E** | Use the Town's website to post important information and to provide direct links to other human services agencies and resources including local libraries.
- F** | Coordinate with public and private community organizations and local media to inform residents of available services and resources.
- G** | Feature an educational item in print media and on the Town's website (e.g., Did You Know...?).
- H** | Ensure that communications are developed in Spanish and other languages as needed.
- **Responsible Parties:** Southold Human Services, Southold Youth Bureau, Department of Information Technology
- **Possible Partnerships:** Health Care Issues and the Elderly Committee, Family Service League, North Fork Early Learning Center, Community Action of Southold Town, North Fork Parish Outreach, North Fork Apostolate, college student interns, volunteers

🎯 Goal 8: Human Service Delivery and Coordination

Effective and efficient delivery of human services is crucial. It is essential that all service delivery agencies, public and private, collaborate and continue to build strong interrelationships to maximize service delivery and minimize duplication of efforts and cost. In addition, more comprehensive data collection and on-going sharing of information is necessary as regional human services providers develop implementation plans and identify potential funding sources.

🎯 Objective 8.1

Continue efforts currently funded by Southold Town to provide for the coordinated, efficient, and effective delivery of human services that integrate programs and reduce duplication of services.

- A** | Develop a standardized reporting tool that can be utilized by service providers for more comprehensive program evaluation and planning. Data can also be used for grant applications and program development. Seek grant funds from the Long Island Community Foundation for development and implementation of standardized monitoring tools. Host workshops to invite human services providers to broaden their knowledge about more effective reporting and evaluation tools.
- B** | Schedule quarterly meetings with human services providers to enhance networking and information exchange.
- C** | For improved clarity for residents, consider renaming the "Human Resource Center" (sometimes referred to as the "Senior Center" or the "Nutrition Center") to "The Department of Human Services" (including signage, website, and other references to the department) to broaden an awareness of the diverse programs available to address human services needs.
- **Responsible Parties:** Human Services Department, Southold Community Development Reviewing Committee
- **Possible Partnerships:** Regional non-profits, Long Island Community Foundation

🎯 Goal 9: Assist Underserved Populations/Minorities

Populations identified as underserved can benefit from additional assistance from the human services delivery system through education, access to resources, and specialized programs. Underserved populations may include Hispanics, African Americans, Women, Veterans, Victims of Domestic Violence, Sexual Minorities (gay, lesbian, transgendered), Physically and Mentally Disabled, and others (see **Appendix 8** for detailed census data). Underserved populations may be more vulnerable and socially isolated because of their minority status. The Department of Human Services

currently provides a “community services room” to allow greater access for all residents including those in the underserved populations.

Minorities may experience discrimination in housing and employment. An extreme form of discrimination is bias crimes against minorities. The Town must exhibit a welcoming atmosphere for all underserved populations and affirm its zero tolerance for discrimination and bias.

Objective 9.1

Provide resources and programs that can benefit underserved populations.

- A** | Expand opportunities to groups that service minorities to co-locate at the community services room. This could include Suffolk County Offices of Minority Affairs, Office for Women, and the North Fork Spanish Apostolate (bilingual resources).
- B** | Partner with the County's Minority Business Development Council and Women's Business Enterprise Coalition to increase business opportunities for minorities.
- C** | Highlight information and resources in Human Services Resource Directory.
- D** | Provide workshops for the Town and local businesses on federal mandates under the American's with Disabilities Act (ADA) and Rehabilitation Act.
- E** | Promote literacy through enhancing the provision of English as a Second Language (ESL) services to minorities at town sites and local libraries.

Objective 9.2

Ensure Town infrastructure is ADA compliant

- Enact an ADA Transition Plan and designate an ADA Coordinator for Town infrastructure according to Title 6 Federal regulations.

Objective 9.3

Discourage and remediate acts of discrimination and bias.

- A** | Host workshops for businesses on equal opportunity practices.
- B** | Sponsor educational forums on discrimination and bias.
- C** | Continue anti-bias education initiative with local schools.

- D** | Document and monitor incidents of hate crimes and bias acts.

- **Responsible Parties:** Human Services Department, Southold Police Department, Southold Town Engineering Department, Southold Anti-Bias Taskforce, Economic Development Committee, Southold Youth Bureau
- **Possible Partnerships:** Regional non-profits, Suffolk County Veterans Service Agency, Suffolk County Office of Minority Affairs, Suffolk County Office for Women, Long Island Gay Lesbian Bisexual and Transgendered Network, Long Island AIDS Coalition, North Fork Women for Women Fund, North Fork Women's Resource Center, The Retreat, North Fork Spanish Apostolate, Holocaust Memorial and Tolerance Center of Nassau County, Local Libraries

Goal 10: Behavioral Health Needs

Behavioral health issues such as untreated substance abuse and mental illness can have a serious impact on individuals, their families, and the community as a whole. Increased access to education and available resources in the community can provide greater opportunity for improved health and a better quality of life.

Objective 10.1

Coordinate resources to address behavioral health issues and promote wellness.

- A** | Partner with public and private service providers to host educational workshops at the Human Services Department, Peconic Lane Community Center (shown above), etc., featuring speakers and resources on various topics relating to behavioral health needs. In addition, work with local hospitals and providers to increase the awareness about the availability of behavioral health services for town residents.
- B** | Co-locate in the Human Services Department community services room the human services providers who give information and referrals for behavioral health needs.
- C** | Work with schools to prevent and address behavioral health needs of students.
- D** | Continue wellness seminars and workshops for seniors and caregivers with relevant topics (e.g., Alzheimer's disease, depression, senior nutrition)

- **Responsible Parties:** Human Services Department, Southold Youth Bureau
- **Possible Partnerships:** Eastern Long Island Hospital, Peconic Bay Medical Center, South Oaks Hospital, Mental Health Association of Suffolk County, American Foundation for Suicide Prevention Long Island Chapter, Suffolk County Health Department, Communities that Care, North Fork Coalition, regional schools

🎯 **Goal 11: Housing for Persons with Human Services Needs**

Persons with human services needs have acute housing needs that may be different from those of the general population. Safe and affordable housing is vital to a community's stability. Many residents are in need of affordable housing, particularly low-income individuals and families who rely on government subsidies.

Southold has an unusually large number of senior citizens where 40 percent of year-round residents are age 55 or older. This sizable segment of the population will require special forms of housing and assistance to make it possible for them to age in place and continue living in the Town. As the Town's population of retirees and senior citizens continues to grow, the need for a younger, stable workforce will also increase.

🎯 **Objective 11.1**

Provide additional diversified housing from existing stock in all of the Town's hamlets to help meet the needs of current year-round residents.

- A |** Encourage the development of accessory apartments in existing barns and garages that can be renovated into small apartments for singles or couples or that allow the homeowners (retirees, etc.) to downsize.
- B |** Continue to work with the Family Service League to expand its HomeShare Long Island program, which provides affordable housing for both seniors and non-seniors, generally in the form of rooms within existing homes.
- C |** Promote universal design elements in the building code to accommodate seniors ageing in place and persons with physical disabilities. Establish loans and grants from the Town's CDBG funding to convert larger homes from existing stock into units of affordable rental housing.

- **Responsible Parties:** Housing Advisory Commission, Southold Senior Services, Building Department, Zoning Board of Appeals, Planning Board, Architectural Review Committee, Community Development Block Grant
- **Possible Partnerships:** Suffolk County Economic Development and Workforce Housing, Suffolk County Office for Aging, Family Service League, Walsh Park Benevolent Association, Habitat for Humanity, Community Development Corporation of Long Island, Long Island Housing Partnership

🎯 **Objective 11.2**

Encourage the development of diversified housing to help meet the needs of current year-round residents, including senior citizens.

(This sub-goal is also in Chapter 8, "Housing," along with more details on the housing needs of the Town).

- A |** Develop units of moderate-income home ownership through the Town's inclusionary zoning policies, Suffolk County 72 H transfers (tax default properties), a change of zoning to Affordable Housing District, and partnerships with non-profit housing developers utilizing New York State HOME funding. This could include consideration of changing the building code to allow smaller homes than have been previously envisioned (fewer than 850 square feet).
- B |** Develop partnerships with non-profit housing developers to build age-restricted apartments using HUD's Section 202 funding.
- C |** Develop moderate-income home-ownership units (condos, etc.) with age restrictions through inclusionary zoning policies, change of zoning to Affordable Housing District, and partnerships with housing providers.
- D |** Explore the feasibility of identifying potential locations that would be appropriate for higher-density affordable housing readily available to potential sponsors for development. Identification of such locations would be part of a public meeting process with the Town Board, Planning Board and Housing Advisory Commission.
- E |** Support the development of assisted-living facilities in appropriate locations.
- **Responsible Parties:** Housing Advisory Commission, Town Board, Planning Board, Zoning Board of Appeals

- **Possible Partnerships:** Suffolk County Economic Development and Workforce Housing, Community Development Corporation of Long Island, Long Island Housing Partnership, Housing Urban Development, New York State Homes and Community Renewal, Walsh Park Benevolent Association, Community Land Trust of Southold, Private Developers, Independent Group Home Living, Inc., Aid for the Developmentally Disabled

🎯 Goal 12: Civic Engagement and Volunteerism



East Marion Volunteer Fire Department

The implementation of human services strategies requires the engagement of Town residents to improve the condition of lives for individuals, families, and neighbors. The high demand for human services requires a dedicated base of volunteers to assist the Town and community service groups to help others improve their lives. In addition, volunteer efforts by local firefighters and emergency technicians are invaluable to the Town's safety and well-being.

🎯 Objective 12.1

Promote civic engagement and volunteerism.

- A | Facilitate an array of volunteer opportunities through community meetings with non-profits, hospitals, faith-based institutions, etc.

- B | Develop "job descriptions" of positions available.
- C | Initiate a "Southold Community Service Day" with networking opportunities to enable potential volunteers to learn about opportunities.
- D | Formalize a "Town of Southold Community Service" program for youth and the general population, especially retired seniors.
- E | Continue Retired Senior Volunteer Program (RSVP) telephone assurance program to homebound seniors.
- F | Continue provision of Elderlaw clinics for seniors.
- G | Explore opportunities for free legal counseling for non-seniors.
- H | Continue the Town's participation in providing community service opportunities with the Justice Court.
- I | Where feasible, support efforts of Fire Departments so as to assist their recruitment and retention of volunteers and enable teaching and re-certification.
- J | Engage underserved minorities to increase their participation in civic affairs and volunteerism.
- K | Promote mobile Town Board meetings throughout the community to increase access and citizen engagement.
- **Responsible Parties:** Human Services Department, Southold Town Board, Southold Youth Bureau, Southold Justice Court, Southold Anti-Bias Taskforce, local civic associations
- **Possible Partnerships:** Community Action Southold Town, Family Service League, North Fork Early Learning Center, Robert Perry Day Care, Peconic Community Council, faith-based institutions, Retired Senior Volunteer Program, local hospitals, fire districts, U.S. Army Reserve Officer Training Corps, Boy Scouts, Girl Scouts, Rotary Clubs, Lions Club

NATURAL HAZARDS

June XX, 20XX

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Southold Town





NATURAL HAZARDS

Natural hazards are natural events that threaten lives and property, and tend to occur repeatedly in the same geographical locations. They can often be predicted because they are related to the weather patterns and/or physical characteristics of an area. Southold Town is subject to natural hazards that can imperil human lives, property, and the environment. Within the last century, the Town has witnessed significant weather-related occurrences including numerous hurricanes, tropical storms, severe thunderstorms, and nor'easters. The hazards from these storms include flooding, wind damage, shoreline erosion, and tornados. Other natural hazards that occur, and are predicted to re-occur, are drought and extreme temperatures. Below is a list of natural hazards for Southold Town. Planning and preparing for natural hazards can and will help save lives and property.

Natural hazards for Southold Town:

- Flooding (coastal, riverine, flash, urban)
- Nor'easters (extra tropical cyclones, including severe winter low-pressure systems)
- Severe Winter Storms (heavy snow, blizzards, ice storms)
- Coastal Erosion
- Severe Storms (windstorms, thunderstorms, hail, tornados)
- Hurricanes (tropical cyclones, tropical storms, tropical depressions)
- Sea Level Rise
- Drought
- Extreme Temperature (heat wave or cold temperatures)
- Wildfire

Severe storms, severe winter storms, and nor'easters are noted as high risks for Suffolk County, and are predicted to occur frequently in Southold Town, according to the County's hazard mitigation plan.¹ The

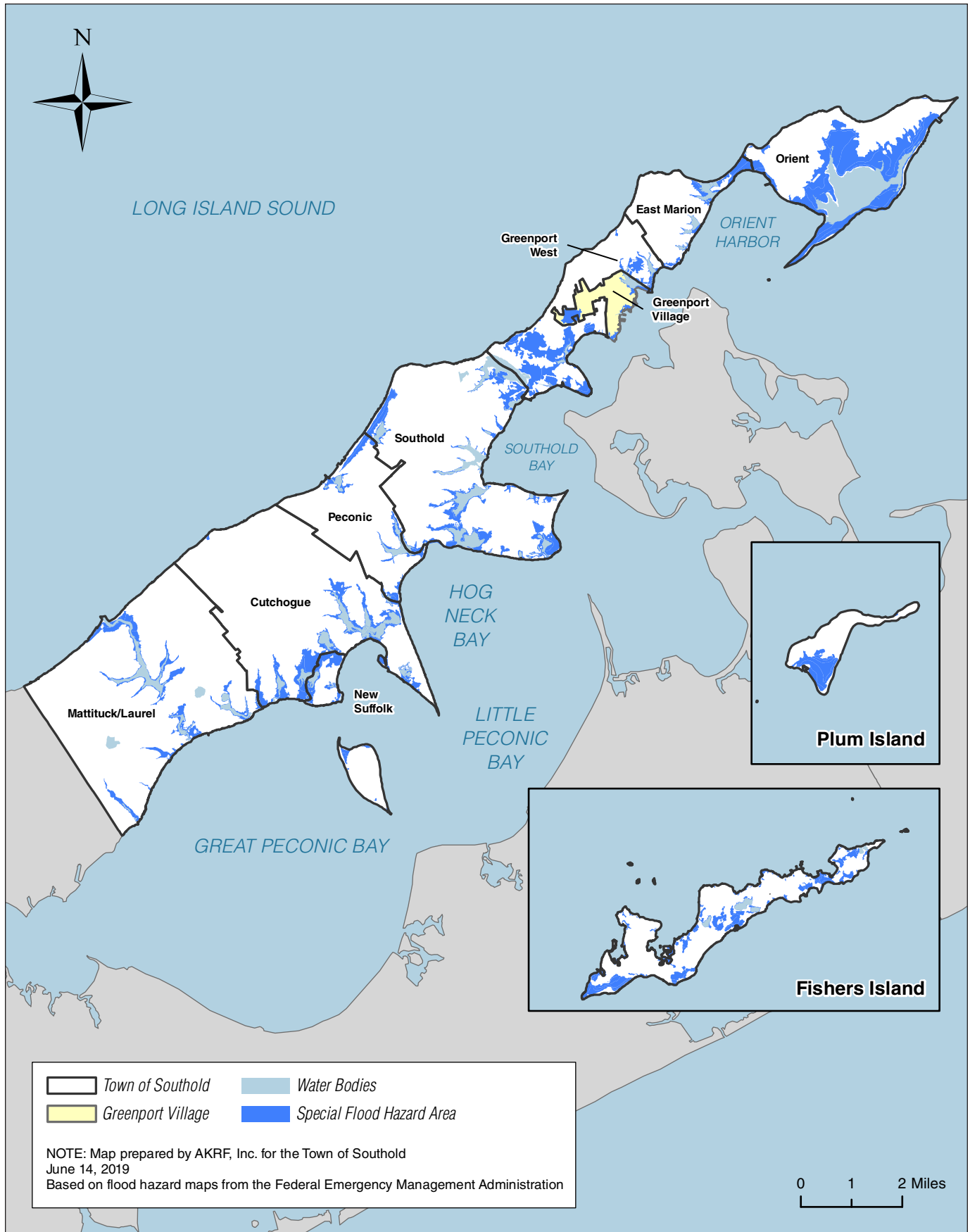
National Flood Insurance Program is predicting an increase in flooding frequency; as strong storms occur more often, coastal inundation will be more frequent, and sea levels will continue to rise. With 220 miles of shoreline, and over 1,100 homes and many businesses located in the flood zone, Southold Town is vulnerable to coastal flooding.



Over time, sea level rise will contribute to worsening coastal flooding and related hazards such as salt-water intrusion into groundwater areas currently used for drinking water. According to measurement data from the National Oceanic and Atmospheric Administration (NOAA), sea level has risen about two inches in the Long Island area over the past 20 years (1993–2013). In the next 20 years, the rate of sea level rise is predicted to increase due to the warming of the oceans (water expands as it warms) and due to ice melt from the polar region. Studies project that Long Island will experience a two- to five-inch additional rise in sea level in the 2020's. If the rate continues to increase, however, the actual sea level rise in the 2020's could reach as high as 10 inches.² This will result in more homes and infrastructure being vulnerable to the effects of future storms.

¹ Suffolk County Multi-Jurisdictional Multi-Hazard Mitigation Plan, 2007.

² Climate Adaptation Guidebook for New York State, 2011.

Figure 12.1 Special Flood Hazard Area for Southold Town

The following link provides more information about sea level rise: <https://sealevelrise.org/>. To view the potential effects of sea level rise for Southold, click on the following link: <https://maps.coastalresilience.org/newyork/>.

To minimize potential damage to structures in vulnerable areas, the National Flood Insurance Program identified those areas most vulnerable to flooding. These areas are collectively known as the Special Flood Hazard Area and are predicted to have a one percent likelihood of flooding in any given year (see **Figure 12.1**). The Special Flood Hazard Area is also the area likely to flood during a 6- to 8-inch storm surge (as was experienced in Southold during Hurricane Sandy in 2012). Flooding can also occur beyond the Flood Hazard Area during storms that are more powerful. Another online resource for modeling coastal flooding that residents can use to see their potential vulnerability to flooding from different-sized storm surges and sea level rise is located at the following web address: <https://floodiq.com/>.

Coastal flooding causes erosion, which is another significant natural hazard for Southold. Erosion of the shoreline can also be caused by the normal processes of wind, currents, and wave action. Coastal erosion leads to loss of property and structures, and potentially hazardous conditions for waterfront landowners. There are areas in Southold Town that experience significant erosion problems, and steps need to be taken to deal with this issue.



Eroding bluff between Town Beach and Horton Point

In addition to the increasing frequency of severe storms and related flooding, the 2011 ClimAid report from the New York State Energy Research and Development Authority (NYSERDA) also predicts increases in extreme heat events (heat waves) and droughts for Long Island. Extreme heat and drought can cause loss of human life, damage and loss of agricultural crops and landscaping,

and reduction in the quantity and quality of drinking water. Hot, dry weather can also lead to wildfire, another potential natural hazard.

Local government is charged with responding immediately before and after natural disasters to protect its citizens. Government has a shared responsibility with its constituents to plan and manage emergency resources. All Southold residents and visitors are encouraged to take personal responsibility for their own preparedness before an emergency is imminent. To fulfill its share of the responsibility for emergency planning, the Town produced a plan for responding to coastal storms.

The Town of Southold Hurricane/Coastal Storm Emergency Response Plan (herein noted as the Emergency Response Plan) was adopted by the Southold Town Board in 1995 and serves as a template to guide the Town's efforts to prepare and respond to weather-related emergencies. This plan was prepared with the assistance of the Suffolk County Department of Fire, Rescue and Emergency Services and the New York State Emergency Management Office. The plan defines the Town's role in and responsibility for emergency response to hurricanes and other coastal storms in order to save lives and reduce injuries. The Emergency Response Plan includes information about the location of emergency shelters, evacuation procedures, and other protective measures. It also establishes protocols enabling the Supervisor to declare a "State of Emergency."

To implement the Emergency Response Plan, the Town has designated an Emergency Preparedness Team serving as the Southold Town Office of Emergency Management. This team consists of a diverse membership of employees from the Town, Fire Departments, Greenport Village, and Fishers Island. They are responsible for preparing for, responding to, and managing the immediate impacts from natural hazards, and have successfully done so since their inception.

Emergency response is only one part of planning for natural hazards. Hazard mitigation and post disaster recovery and reconstruction are the other main areas of natural hazard planning. Hazard mitigation planning was updated for Southold in 2014 when the U.S. Federal Emergency Management Agency (FEMA) accepted the Suffolk County Multi-Jurisdictional Multi-Hazard Mitigation Plan. Southold participated in this plan along with most of the towns and villages in Suffolk County. The plan identifies hazards, assesses the risk from those hazards, and lists mitigation efforts for

the County and each town. This mitigation plan must be updated every five years.

Post-disaster issues, at least short term, are discussed in the Town's Emergency Response Plan; however, the Town needs to take a more comprehensive and long-term approach to post-disaster recovery planning. Preparing for a potentially devastating storm is prudent, and one of the objectives in this chapter includes a recommendation for creating such a plan.

Planning for natural hazards relates to several of the other chapters in this Comprehensive Plan. Building coastal resiliency into the Town's plan will help the economy, make housing safer, and protect future investments in property, both private and public. For these reasons, Chapter 6, "Natural Resources & Environment," and Chapter 3, "Land Use & Zoning," both contain significant references to planning for natural hazards and contain similar and additional goals to those put forth in this chapter.

GOALS AND OBJECTIVES

☉ Goal 1: Mitigate the Effects of Natural Hazards to Achieve Coastal Resiliency, Protect Public Safety, and Reduce Economic Loss

The Town faces numerous hazards that are likely to occur, including severe storms, nor'easters, and hurricanes. Mitigation involves taking steps to ensure those hazards will not cause injury or death to people, and to reduce economic loss to structures and other property. As mentioned above, the Town has a hazard mitigation plan that can be found within the County's Multi-Jurisdictional All-Hazard Mitigation Plan (Hazard Mitigation Plan).

The Hazard Mitigation Plan contains a profile of Suffolk County and Southold Town, identifies the potential hazards, assesses the risk of the hazards, and proposes ways to reduce the impacts from the hazards (mitigation). This plan can be found online at the following web address: <https://fres.suffolkcountyny.gov/RESPOND/ApprovedPlan2014.aspx>.

Coastal resilience is a term used to describe a place's ability to withstand coastal hazards such as sea level rise and flooding while minimizing threats to human life and property. The Hazard Mitigation Plan can be considered part of the Town's coastal resilience plan. An excerpt from the plan with the Hazard Mitigation Measures for Southold Town is included as **Appendix 9**.

☉ Objective 1.1

Prepare a coastal resilience plan for Southold Town.

Working toward a town that is more resilient to coastal hazards will require a multi-step approach that results in changes to policies and regulations. Southold Town has already taken steps to become more resilient to coastal natural hazards such as flooding and erosion from storms and sea level rise through existing regulations relating to flood zones, wetlands, and building codes. These and additional regulations from other levels of government need to be assessed for their effectiveness in mitigating the effects of coastal hazards.

In addition to this chapter, this plan contains goals and objectives in other chapters that will lead towards coastal resilience, including Chapter 6, "Natural Resources & Environment," and Chapter 3, "Land Use & Zoning." Existing plans such as the County's Hazard Mitigation Plan also have a role to play in our coastal resilience plan.

After assessing existing tools and plans, data and models from the most reliable sources will be used to formulate a rational plan for improving our coastal resiliency wherever feasible. Sources for data and models related to sea level rise and flooding include NOAA, FEMA, and New York State, as well as academic institutions. Models such as interactive maps showing the land that sea level rise is predicted to affect are available from several sources right now, and will become more accurate over time. Examples of sea level rise models can be viewed at the following websites:

- NOAA's Sea Level Rise and Coastal Flooding Impacts interactive map
<https://coast.noaa.gov/slr/>

- Coastal Resilience.org website's Future Scenarios Map
<https://maps.coastalresilience.org/newyork/>

A | Audit Southold's existing regulations related to coastal resilience.

B | Identify the best models for sea level rise.

➤ **Responsible Parties:** Planning Board

➤ **Possible Partnerships:** Emergency Preparedness Team, Office of the Town Engineer, Suffolk County, New York State

➤ **Possible Funding Sources:** New York State Hazard Mitigation Grant, New York State Department of State Environmental Protection Fund Grant

🎯 Objective 1.2

Continue to participate in the updates to Southold's hazard mitigation plan in cooperation with Suffolk County and the Suffolk County Multi-Jurisdictional All-Hazard Mitigation Plan.

This plan was updated in 2013 and approved by FEMA in 2014. FEMA requires this plan be updated every five years. A current mitigation plan is important for a community to remain eligible for hazard mitigation grant funds that can help implement the mitigation measures.

A | Add "extreme temperatures" as a significant hazard.

Extreme temperatures are identified as a hazard for Suffolk County, but the risk of extreme temperatures causing widespread problems was not considered significant in the Hazard Mitigation Plan. Recent studies predict an increase in the future occurrence of extreme temperatures, which suggests we must consider how we might mitigate the effects of this hazard.

B | Identify mitigation measures that have already been accomplished and remove them from the plan.

C | Identify new mitigation measures and add them to the plan, including the following:

- Measures that address agricultural land/crops at risk from flooding, drought, and storms.
- Measures that address the increased pollution and health hazards from flooding due to storms, as well as water inundation due to sea level rise. These measures include flooded sewer and septic systems, oil tanks, and drinking water wells.

➤ **Responsible Parties:** Emergency Preparedness Team

➤ **Possible Partnerships:** Southold Planning Board and Planning Department, Southold Town Trustees, Village of Greenport, Natural Resources Conservation Service

🎯 Objective 1.3

Implement the recommendations for hazard mitigation for Southold in the Suffolk County Multi-Jurisdictional All-Hazard Mitigation Plan after it has been updated.

The current mitigation plan includes data and analyses for individual towns. Southold's portion of the plan includes a history of the occurrence of natural hazards, an analysis of its future vulnerability to those hazards, and a list of hazard mitigation measures.

Southold has a list of mitigation measures in the current plan, some of which have been completed, and some of which are outdated or inconsistent with the Town's current goals. This plan can be found online at the following web address: <https://fres.suffolkcountyny.gov/RESPOND/ApprovedPlan2014.aspx>.

Those measures include retrofitting evacuation routes from flood hazard areas, considering the relocation or elevation of structures in the floodplain, and stabilizing vulnerable bluffs (see **Appendix 9** for a list of the mitigation measures).



Flooding from Hurricane Sandy in Southold

A | Prioritize the mitigation measures.

B | Identify funding sources to implement mitigation measures.

C | Identify partnerships and areas of cooperation with adjacent municipalities including Greenport Village, Riverhead, and Shelter Island.

- **Responsible Parties:** Planning Board, Planning Department
- **Possible Partnerships:** Emergency Preparedness Team, Office of the Town Engineer, Suffolk County, New York State, Village of Greenport, Southold Town Trustees, Town of Riverhead, Town of Shelter Island

🎯 Objective 1.4

Re-examine the location of the Coastal Erosion Hazard Area line.

In 1991, the Town of Southold enacted the "Town of Southold Coastal Erosion Hazard Area Law" to allow the Town to assume the responsibility, authority, and administration of the Coastal Erosion Management Program established pursuant to Article 34 of the Environmental Conservation Law. The law regulates activities in an area called the Coastal Erosion Hazard Area (CEHA). This area is located along the shoreline where coastal erosion is most likely to occur. Development within the CEHA is generally prohibited due to the risk of erosion.

The line identifying the location of the CEHA (known as the "CEHA line") was mapped by the New York State Department of Environmental Conservation (NYSDEC) in the late 1980s. Since enactment of the law, shorelines have changed due to erosion caused by wave velocity and adverse weather conditions caused by storm events. Correspondingly, severe erosion and structural loss has been documented along the Peconic Bays, on Fishers Island, and on other shorelines in areas not included in the mapped CEHAs.

It is recommended that the Town work with NYSDEC to re-assess the accuracy of the existing CEHAs, as well as the designation's applicability to additional areas along the Great Peconic Bay and Little Peconic Bay shorelines that are not currently mapped as CEHAs.

- **Responsible Parties:** Planning Board
- **Possible Partnerships:** New York State Department of Environmental Conservation

🎯 Objective 1.5

Update the Town of Southold Hurricane/Coastal Storm Emergency Response Plan.

The Town's Emergency Response Plan reflects the Town's efforts to expediently and effectively respond to natural hazard emergencies. This document serves as a valuable resource in assisting personnel responsible for preparing

and responding to the damages of natural hazards. The existing plan requires periodic updating to reflect changes in personnel, technology, and resources.

- A | Update the plan to include the latest shelter locations and resources provided at those shelters.
- B | Consider how best to inform residents ahead of time that their house is in a flood zone, and that they may be subject to future evacuations, or that their location is at risk of being isolated during a flooding event (example: Orient Causeway flooding).
- C | Provide Spanish-speaking volunteers at shelters.
- **Responsible Parties:** Emergency Preparedness Team
- **Possible Partnerships:** Suffolk County Department of Fire, Rescue and Emergency Services, New York State Emergency Management Office

🎯 Goal 2: Complete a Post Disaster Recovery and Reconstruction Plan

Because odds are that natural disasters will occur in Southold, the Town needs to plan for long-term recovery and reconstruction. Depending on the extent of the disaster, this phase can go far beyond the time frame and activities covered by the Emergency Response Plan. According to guidelines published by FEMA together with the American Planning Association,³ this is "a plan for managing post-disaster recovery and reconstruction. Such a plan provides descriptions that include, but are not limited to, lines of authority, interagency and intergovernmental coordination measures, processes for expedited review, permitting, and inspection of repair and reconstruction of buildings and structures damaged by natural disasters."

The post-disaster plan differs from the emergency response plan in that it focuses on the long-term recovery efforts that must occur beyond the emergency preparedness and response functions of government just before, during, and immediately after an emergency event. The average timeline for emergency response efforts is three days, while recovery and reconstruction can go on for weeks, months, or even years.

🎯 Objective 2.1

Consider creating a Recovery and Reconstruction Ordinance in the Town Code.

³ Planning for Post-Disaster Recovery and Reconstruction. 1998. Planning Advisory Service Report Number 483/484. Schwab, et. al.

A Recovery and Reconstruction Ordinance is an action a community can take to better manage disaster recovery. This is an ordinance the Town would have in place to establish a set of rules and an operational organization to deal with the aftermath and long-term recovery from a major disaster.

Recovery and reconstruction ordinances typically create a recovery organization and authorize a variety of pre- and post-event planning and regulatory powers and procedures related to disaster recovery and reconstruction. This organization would operate parallel to and in cooperation with emergency operations, typically continue beyond the typical time frame of emergency operations, and deal with issues such as planning and building that are outside the purview of typical emergency operations.

Some examples of areas a Recovery and Reconstruction Ordinance might cover include the following:

- A** | Create temporary regulations dealing with debris hazard abatement, temporary use and repair permits, handling non-conforming uses, and permit fee waivers.
- B** | Emergency Contractor Certification. A system would be set up to help vet and establish the legitimacy of the flood of contractors that typically flows to regions experiencing a disaster.
- C** | Create a recovery management organization that lasts into the long-term recovery phase and helps direct the preparation of recovery plans as well as helping to implement those plans.

This organization or team is created by putting together an interdisciplinary team of staff and officials involving all aspects of town government, including Building, Information Technology, Geographic Information Systems, Planning, Engineers, Human Services, Public Works, Highway Department, Accounting and any others that might be able to help the effort.

- D** | Creates a template Recovery Plan to be ready for details to be added depending on the type of disaster that occurs.

- E** | Coordinates debris removal from private property.
- F** | Outlines public participation in recovery planning.
- G** | Creates a framework to coordinate donations and distribution of supplies to affected residents.

➤ **Responsible Parties:** Planning Board, Planning Department

➤ **Possible Partnerships:** Emergency Preparedness Team, Southold Town Trustees, Southold Town Departments including Building, Public Works, Highway, Community Development, Human Resources, and any other departments that might be involved in reconstruction and recovery, Village of Greenport, Riverhead, Shelter Island, Suffolk County

🎯 **Goal 3: Provide Education to the Public Relating to Natural Hazards**

🎯 **Objective 3.1**

Create an easy-to-read plan for residents and visitors that clearly describes what to do in the event of natural hazard emergencies.

🎯 **Objective 3.2**

Use social media as a tool to inform residents and visitors of natural disasters, including how to prepare ahead of time, what to do when a predicted natural disaster is imminent or occurring, and how to deal with the aftermath.

🎯 **Objective 3.3**

Add links to the town website with flood zone information, maps, and visual representations of flooding scenarios.

➤ **Responsible Parties:** Planning Board

➤ **Possible Partnerships:** Emergency Preparedness Team, Information Technology



PARKS & RECREATION

June XX, 20XX

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PARKS AND RECREATION

Southold Town offers numerous recreational opportunities on its land and in its waters, and has acquired and managed many acres of recreational lands through its diverse programs. **Figure 13.1**, at the end of this chapter, shows the public parks, preserves, and bike routes currently available for use in Southold Town. Further opportunities have been established by the four park districts: Mattituck, Cutchogue-New Suffolk, Southold, and Orient-East Marion. The Southold Recreation Department offers many programs for the recreational use of residents.

The County of Suffolk, State of New York, School Districts, and several private organizations also have landholdings within the Town for recreational purposes. A complete inventory is listed in **Appendix 10**.

This chapter addresses providing numerous activities and programs that offer recreational, educational and leisure opportunities that meet the needs, preferences, and financial abilities of Southold's residents and visitors. An effort to determine future needs relating to these activities requires an examination of the existing inventory of programs and facilities. In addition, it requires the engagement of the public to determine the types of recreational and leisure activities they envision for the future.

Background

In the past, participating in recreational activities or enjoying parks and open space for recreational purposes was an informal arrangement. Unlike many chapters found within this plan, there are limited studies and recommendations regarding parks and recreation. In 1981, the League of Women Voters issued a survey assessing recreational needs in which it was reported that the Town's residents wanted more parks and trails and an indoor pool/gymnasium complex. Two consultants also provided reports to the Town Board in the early 1980's that featured concrete

recommendations including the development of a "professional staff" for recreational purposes.

The Town established a recreation department in 1985. Currently the recreation staff consists of one full-time director and one part-time staff member to develop and administer programs. In 2004, the Town transferred responsibility for the maintenance of public properties, including parks and recreation, to the Department of Public Works. In addition, the Town created a volunteer committee (Parks, Beaches and Recreation) that was charged with making recommendations to the Town Board to promote recreational opportunities.

In 2004, the Town Board increased the collection of parks and recreation fees to the amount of \$7,000 per lot, which the Planning Board may collect if an applicant cannot suitably accommodate a park or public trail for recreational purposes within a subdivision plat (\$3,500 per lot for conservation subdivision and no charge for Affordable Housing District). Fees are maintained in a separate trust fund and can be used exclusively for the acquisition of public parks, playgrounds, or recreation, and/or for the improvements of public parks and recreational facilities.



In May 2008, the voters approved a referendum for the Town to purchase the site formerly known as "the Peconic School" situated on 4.3 acres on Peconic Lane next to the Town's existing Recreation Department. Now known as the Peconic Lane Community Center (shown above), the Town has utilized much of its Suffolk County

Community Development Block Grant (CDBG) funding toward the rehabilitation of the site. The Center features three rooms that can hold up to 30 people for meeting space and educational classes as well as leisure activities and a small auditorium with stage.

Engaging the Public to Determine Perceived Recreational Needs and Gaps

To determine what types of recreational activities the public would like for the future, a survey was developed and launched on the Town's website. Respondents were solicited through the Recreation Department's E-Newsletter, a link on the Town's website, and an advertisement in the Suffolk Times. Initially this effort provided 118 responses. Additional strategies of community outreach increased the survey response to almost 200. Surveys were also provided to students at local schools to ascertain the types of recreational and leisure activities that youth would like to see developed in Town. Seniors (55 years of age and older) comprise 40 percent of the Town's population; therefore, the Special Projects Coordinator met with seniors at the Human Resource Center to discuss the Town's Comprehensive Plan and distribute surveys.

In addition to soliciting public feedback through surveys, three focus groups were conducted at the Southold Town Recreation Center to elicit ideas about what types of recreation and leisure activities are needed in the Town, what obstacles and impediments exist for current programming, and what kinds of recreational activities offered in other East End towns would be suitable for Southold.

The Southold Youth Bureau board and Youth Advisory Council convened a meeting devoted to strategic planning for youth services in preparation for Chapter 11, "Human Services," of the Comprehensive Plan. Over 90 percent of respondents stated that priority planning should include the development of a year-round multi-purpose gymnasium and swimming pool complex with the capacity to provide space for a teen center for afterschool activities.

Survey Responses:

Appendix 10 contains a detailed response of surveys received by the public. Initially, responses were collected online. Printed copies were later made available.

The top five survey responses from the public regarding the recreational facilities/programs that they

perceive to be most needed in town are noted below in order of priority:

- Indoor swimming pool
- Bicycle, walking, and jogging trails
- Bowling lanes
- Performing arts
- Indoor sports complex

In reviewing written comments/suggestions from the public, many emphasized combining functions to meet needs, i.e., combining the swimming pool and gymnasium complex so that it could host teen activities as well as childcare. A few participants noted the inferior condition of the dog park and the need for expansion and improvement of grounds. Several comments referenced the need for diverse programming with additional instructors to offer "advanced programming."



Southold Town Dog Park

Focus Group Comments:

Three focus groups were convened to discuss recreation in Southold Town. The content of the discussion strongly favored the development of additional cultural programming such as performing arts, theatre, movies, musical programs, and arts and crafts activities within the newly acquired Peconic Lane Community Center site. In addition, it was suggested that the name of the department responsible for administering programs should be changed from "Recreation" to another name such as "Recreation, Education and Leisure."

Performance Standards

The National Recreation Park Association adopted standards for basic outdoor recreational facilities that provide guidelines for municipalities planning recreational activities (see **Table 13.1**). These standards may

be applicable to other suburban or rural communities, but they are not necessarily appropriate for Southold Town with its preserved farmland and semi-rural hamlets. Its reference is merely to provide guidelines for planning.

Table 13.1 National Recreation and Park Association Outdoor Facility Standards

Facility	Standard per Persons (Southold population approximately 21,000)
Baseball	1 per 5,000
Basketball	1 per 5,000
Handball	1 per 20,000
Golf Course	1 per 50,000
Softball	1 per 5,000
Tennis	1 per 2,000
Swimming Pool	1 per 20,000
Ice Hockey	1 per 100,000
Volleyball	1 per 5,000
Soccer	1 per 10,000
Football	1 per 10,000
Field Hockey	1 per 20,000
Track (1/4 mile)	1 per 20,000

Existing Conditions

The Town contains a range and diversity of parkland and other open space suitable for recreational purposes. However, not all of this land is in public hands. Private owners and operators provide recreational opportunities, as became evident in the crafting of the Town's Local Waterfront Revitalization Program document. This includes private marinas and golf courses. The Inventory contained in **Appendix 10** denotes all land used for park and recreation purposes. A distinction is made between government-owned properties, school-district properties, and private properties. Below is a listing of Southold Town's recreational parks with current sports activities:

Robert Tasker Park

- Tennis courts (3) with lights

- Little League baseball fields (3), 1 with lights
- T-ball baseball field (1)
- Playground area (1)
- Restroom facilities
- Pickleball courts (3)

Jean Cochran Park

- Roller hockey rink (1)
- Baseball field, with lights (1)
- Tennis courts (3)
- Basketball court (1)
- Football field (1) (also used for lacrosse, soccer)
- T-ball baseball fields (2)
- ½ mile walking track

Laurel Lake Park

- Little League baseball fields (2)
- Playground area (1)

Strawberry Fields Fairgrounds (leased from Suffolk County)

- Sports fields (3) used for soccer, lacrosse

Old School House Park (leased from Orient/East Marion School District)

- Basketball court (1)
- Tennis court (1)
- Playground
- Little League baseball field (1) also used for soccer

Facility and Program Planning and Adequacy Analysis

To develop the Town's goals and objectives for this chapter, the following methods were utilized:

- Review of previous studies
- Review of survey responses and comments
- Review of focus group discussions
- Review of National Recreation and Park Association performance standards
- Review of existing inventory
- Interviews with recreation department staff and members of the Parks, Beaches and Recreation committee

GOALS AND OBJECTIVES

Goal 1: Ensure Diverse Programming

Recreational, educational, and leisure activities evolve with time and it is important to remain current as well as satisfy the needs of a diverse population of seniors, youth, and part-time residents. Technological advances require that the facilities and activities remain compelling and instructional for all town residents.



Southold Town Recreation Center

Objective 1.1

Provide for a variety of recreational, educational, and leisure experiences and programs to meet the diverse needs of the community in an efficient and cost-effective manner.

- A** | Issue annual surveys to assess the parks and recreational needs of the community. Meet with participants at the Human Resource Center and Youth Bureau to further ascertain the needs of seniors and youth.
- B** | As a follow-up to survey responses, facilitate focus groups to garner additional information regarding what the community desires in terms of recreational needs.
- C** | Provide exit surveys to participants who take classes and participate in recreation activities.

- D** | Continually research and assess recreational programs of other municipalities in the region as well as throughout the country.
- E** | Develop and enhance cultural programs and activities to be contained in the Peconic Lane Community Center.
- F** | Partner with existing entities that provide cultural programming to offer educational classes, performances, art exhibits, concerts, and other leisure activities.
- G** | Enhance technological capacities of the Town Recreation Center and Peconic Lane Community Center to promote cutting-edge program offerings.
- H** | Utilize social media to learn about new programs and activities at the Recreation Department and to gather feedback on program offerings.
- I** | Increase staffing of the Recreation Department to include skilled and experienced full-time staff and part-time staff that could research funding opportunities and resources. Staffing could also include employment opportunities for youth.
- J** | Change the name of the Town's Recreation department to something else (e.g., "Recreation, Education and Leisure"). The newly named department can raise its profile through branding.

➤ **Responsible Parties:** Southold Recreation Department, Southold Parks, Beaches and Recreation Committee, Department of Data Processing and Information Technology, Planning Department, Southold Human Resource Center, Southold Youth Bureau

➤ **Possible Partnerships:** Peconic Landing, Fishers Island Community Center, historical societies, libraries, East End Arts Council, North Fork Community Theatre, Group for the East End

Goal 2: Facilities and Grounds

The Town has an impressive inventory of park lands and recreation facilities. Through aggressive efforts to preserve farmland and open space, the Town has acquired land suitable for the development of passive and active recreation. This conversion of land requires some expense to promote safety, access, trails, etc. It is important that existing resources are

maintained and protected to prevent overuse and degradation. While existing resources may appear adequate at present, it is imperative that the Town continually assess whether recreational needs are being met and purchase additional land and develop sites when warranted.

Objective 2.1

Enhance utilization of existing park lands, open spaces, beaches, and recreational facilities through ongoing maintenance, stewardship, and facility improvement.

- A** | Collaborate with schools to explore the feasibility of adding a shared sports turf (artificial turf) field with lighting to an existing town park that is centrally located for field sports such as lacrosse and soccer and a regulation track. School teams need a field that can be intensively used in all seasons and where big games can be hosted, and natural turf is easily overused and destroyed. Other athletic club teams could rent the field. The Town would manage the field and its schedule.
 - B** | Promote compatible and multiple uses of parks and recreational sites.
 - C** | Develop a database of existing parks and recreational facilities that notes the condition of the site, what needs to be improved to enhance utilization, and when enhancement must take place (e.g., replace sod on baseball fields in spring.)
 - D** | Establish point-in-time surveys to assess utilization rates of parks and recreational facilities during different times of the year, month, and day.
 - E** | Increase collaboration and communication with schools and park districts to coordinate the use of fields and facilities to maximize recreational opportunities for residents to prevent overuse and degradation.
 - F** | Install permanent bathrooms at Jean Cochran Park and Strawberry Fields and consider installation of portable toilets at other locations if warranted.
 - G** | Through land preservation stewardship offer more bicycle and walking/jogging trails.
 - H** | Finish the restoration of the Pavilion at Laurel Lake.
 - I** | Continue participation in the Bay to Sound trails project.
 - J** | Ensure seasonal installation of receptacles to collect refuse and provide timely removal of refuse from public beaches. Educate the public on the maintenance of parks and beaches with campaigns such as “Carry Out What You Carry In.”
 - K** | Install lighting with timer on tracks in Jean Cochran Park to enable recreational activities in winter hours.
 - L** | Increase law enforcement patrols to improve the quality of public beaches through elimination of illegal parking, camping, littering, and fishing practices.
 - M** | Develop document for public distribution and for the Town’s website that illustrates the existing inventory of parks and recreation facilities (active and passive.)
 - N** | Develop recreational offerings devoted to seasonal outdoor activities such as bird watching, cross-country skiing, paddle tennis, fishing, and deer hunting.
 - O** | Provide an ice-skating alternative to using local ponds by creating a safe, lighted ice-skating rink in winter.
 - P** | Continue to maintain the sledding hill at Marratooka Lake Preserve.
 - Q** | Utilize volunteers and community groups for clean-up of beaches and trails.
 - R** | Develop community gardens with vegetables and flowers within designated town facilities.
 - S** | Create an exercise trail with exercise stations.
 - T** | Establish greenways in hamlet centers.
 - U** | Connect the west end bike path to the east end recreational trail on Fishers Island.
 - V** | Increase the usefulness of the town park at Silversmith’s Corner by including a few small permanent tables for picnics and scheduling more activities in the park.
- **Responsible Parties:** Southold Recreation Department, Department of Public Works, Land Preservation Committee, Southold Police Department, parks districts, school districts, Fishers Island Community Board
- **Possible Partnerships:** Suffolk County Department of Parks and Recreation, Peconic Land Trust, New York State Department of Environmental Conservation, Village of Greenport, Youth Service Groups (Boy Scouts, Girl Scouts, etc.), The Nature Conservancy, Southold Garden Club, Cornell Cooperative Education, New York State Office of Parks, Recreation and Historic Preservation

🎯 Objective 2.2

Obtain additional land for recreational purposes where feasible and necessary.

- A |** Enhance communication and coordination with the Parks, Beaches and Recreation Committee and the Land Preservation Committee to cultivate opportunities to purchase land with Community Preservation Funding that will provide scenic benefits to residents and visitors as well as provide needed recreational activities. Trail systems should be designed, developed, and maintained to provide passive recreational activities for hiking and biking.
- B |** Enhance existing trails or create new hiking trails through the subdivision process by having them dedicated to the Town without spending Community Preservation Funds.
- C |** Conduct a feasibility study that would include researching the availability of funding (public and private), operation (public and private) and suggested location of a year-round gymnasium and swimming pool facility. The proposed multi-purpose complex may include an extensive gymnasium with exercise equipment, weights, indoor heated swimming pool to permit lap swimming, indoor basketball court, bowling lanes, and lockers, etc. The feasibility study will include the possibility of creating collaborations between for-profit and non-profit partnerships that could make the creation and operation of the proposed multi-purpose complex financially viable.
- D |** Provide a separate or integrated youth center containing ping-pong, pool tables, foosball, entertainment lounge, and snack bar, while providing rooms suitable for counseling, career development, and additional recreation programs.
- E |** Add an indoor swimming pool to the Community Center on Fishers Island.
- F |** Acquire two additional playing fields. The recreation director reports that there is an overuse of fields in town; specifically, the department receives many requests to use Strawberry Fields for soccer, baseball, and lacrosse. It would be prudent to acquire two additional fields of approximately 15 acres (each) to support additional recreational activities (fields) and parking.
- G |** Within existing recreational sites, develop a supervised skate park that requires participants to wear

appropriate gear to promote safety, have parental permission, and release the Town from liability, etc.

- H |** Work with the Peconic Estuary Program to design and construct a Blueway trail system throughout the Peconic Estuary.
- I |** Explore locations for a village green in Mattituck hamlet center.
- **Responsible Parties:** Southold Parks & Recreation Committee, Southold Land Preservation Committee, Southold Town Board, Department of Public Works, Southold Youth Bureau, Fishers Island Community Center
- **Possible Partnerships:** Peconic Estuary Program, YMCA, other non-profit or private entities

🎯 Goal 3: Accessibility and Costs

🎯 Objective 3.1

Ensure access to beaches, parks, and recreational facilities and participation in recreational programs by residents and visitors.



Goldsmith Inlet in Peconic

In the past the Town's recreational needs were primarily met by school districts and autonomous park districts that did not afford access to all geographic areas of the Town. In recent years the Town has taken a more proactive stance and has sought to increase its land holdings and the recreational facilities that are available to all residents and visitors. Waterside access is provided by way of public beaches, public road ends, private association beaches, public and private boat ramps, marinas, and moorings.

Most recreational facilities and programs have been offered at no charge or priced where revenues offset expenses.

Access to town beaches is provided by purchase of passes and stickers at the office of the Town Clerk. Year-round residents and property owners may purchase a sticker for \$6 while guests and lessees pay \$30 per vehicle. Non-residents may purchase a sticker for vehicle and trailer for \$150 and visitors pay \$25 for a daily pass for access to three beaches.

The Recreation Department provides the use of town fields and facilities at no charge for non-profits, local schools, charitable groups, little leagues, etc. Other user groups are charged a fee to use the fields.

- A** | Provide recreational opportunities to residents that are centrally located as well as geographically tailored for all 10 hamlets.
- B** | Partner with existing sites and facilities (i.e., Peconic Landing in Greenport West hamlet, Human Resource Center in Mattituck) to offer programs in different geographical areas in town for residents who do not want to travel to Peconic.
- C** | Utilize Parks and Recreation fees to ensure that recreational facilities comply with the Americans for Disabilities Act.
- D** | Deliver programs and activities that are reasonably priced so that most households are able to participate.
- E** | Promote discussion with parks districts to enable all town residents the ability to access park districts; this access could be in the form of a Town-wide “beach pass” that residents purchase.
- F** | Engage the residents of Fishers Island (via surveys, focus groups, etc.) to convey their needs in order to develop appropriate activities and programs to be offered on Fishers Island.
- G** | Enhance the promotion of recreational activities through continued advertising in local papers as well as email notification, social media, and website postings.
- H** | Create a central database of recreational offerings that include activities not sponsored by the Town and post on the Town’s website.

- **Responsible Parties:** Recreation Department, Southold Town Board, Town Clerk, Peconic Landing, Human Resource Center, parks districts

🎯 **Goal 4: Promoting Health and Wellness**

As the Southold Parks and Recreation Department evolves into providing greater educational opportunities for the public, opportunities exist to introduce people to many ways to optimize healthy lifestyles.

🎯 **Objective 3.1**

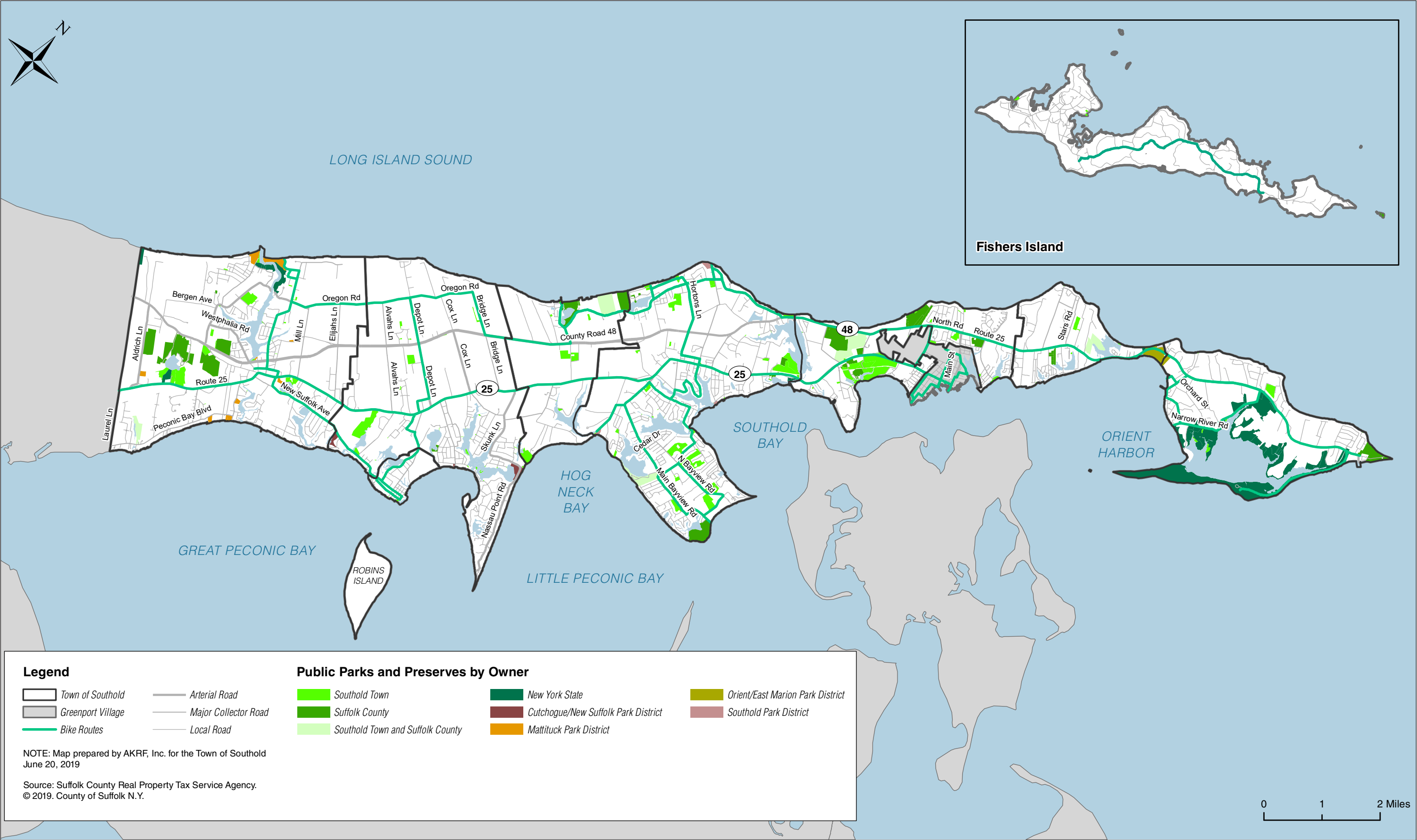
Initiate a Town-wide wellness campaign to improve physical and mental health.

- A** | Work with school districts to develop a “fit pass” allowing residents the opportunity to use school facilities (playground, gymnasium) during evening hours.
- B** | Offer educational classes throughout Town with topics relating to stress management, obesity, smoking, depression, etc.
- C** | Provide recreational activities in conjunction with classes to maximize the ability to promote better health. This could include posters, information packets, and resources.
- D** | Work with schools and human service providers to tailor more programs that support a lifestyle absent of alcohol, tobacco, and drugs to local youth and tweens.
- E** | Work with the Human Resource Center to tailor programs toward seniors.
- F** | Sponsor monthly contests and activities that will offer prizes for changing behaviors to more healthy lifestyles.
- **Responsible Parties:** Recreation Department, Suffolk County Department of Health, Southold Youth Bureau, Schools, Human Resource Center
- **Possible Partnerships:** school districts, Eastern Long Island Hospital, Southampton Hospital, Peconic Bay Medical Center, Stony Brook Hospital, Cornell Cooperative Extension, Suffolk County Department of Health, New York State Office of Alcoholism and Substance Abuse Services, Suffolk County Prevention Resource Center

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Figure 13.1 Public Parks, Preserves, and Bike Routes in Southold Town





Southold Town Hall

53095 Route 25
PO Box 1179
Southold, NY 11971

631.765.1800
southoldtownny.gov
